

Clare Lin

From: Amber Tardif
Sent: Thursday, July 21, 2022 8:38 AM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: Public comments for July, 21, 2022

Public comment.

Regards,

Amber Tardif
Administrative Analyst
Administrative Services
City of Sierra Madre
626.355.7135 ext. 308
atardif@CityofSierraMadre.com
www.CityofSierraMadre.com

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From: [REDACTED]
Sent: Thursday, July 21, 2022 7:43 AM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: FW: Public comments for July, 21, 2022

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

From: [REDACTED]
To: "publiccomments@cityofsierramadre.com"
Cc:
Sent: Thursday July 21 2022 8:38:25AM
Subject: FW: Public comments April 21, 2022

Dear Respected Members of the Sierra Madre Planning Commission,

Due to illness, we will not be able to attend the planning commission meeting today.

Please consider my written comments previously submitted which I am forwarding again, my in-person public comments made the evening of the April 2022 meeting, the petition we have signed and the settlement agreement which was previously provided to the commission. We have also provided our input and concerns to Kristin and Keith Stephens to be included in their submissions.

Please, we implore you to listen to the neighbors and take the necessary action that will allow us to enjoy the peace and comfort of our homes. We have been robbed of this right from Alverno for decades with their over use of the property and each time they host an event, wedding, and film shoot.

Thank you for your consideration.

Respectfully,

Chui and Keith Chow
Pasadena neighbor

From: [REDACTED]
To: "PublicComment@cityofsierramadre.com"
Cc:
Sent: Thursday April 21 2022 6:02:05PM
Subject: Public comments April 21, 2022

Dear Respected Members of the Sierra Madre Planning Commission,

I am Chui Chow, and I have lived across the street from Alverno, on the Pasadena side since 1989.

It has been over 20 years that my family and some of my neighbors have been enduring the un-neighborly behavior of Alverno in regards to the noise and nuisance inflicted upon the neighborhood as a result of their filming, wedding, and various other activities and events. Our quality of life and our right to a peaceful enjoyment of our homes have continued to be negatively impacted by these activities.

I am also one of the plaintiffs that brought legal action against Alverno over 20 years ago. After years of trying to work with Alverno and the City of Sierra Madre, my co-plaintiff, Janet Owens and I saw no option but to proceed with legal action. An agreement was reached however, for many years now, Alverno has repeatedly violated the terms of the agreement. The level, frequency of violations and negative impact to the neighborhood has become increasingly worse and unbearable.

Many of us neighbors have continued to try to work with Alverno leadership, members of the City Council, the Mayor, the Planning Commission, the Sierra Madre Police department, the Sierra Madre Film Liaison however, our voices are not being heard.

We are told by Alverno that they are following city policy in regards to filming and events so they are not obligated to make any adjustments. Basically, they have permission from the city to disrupt the neighborhood at all hours of the night and early morning. Apparently it is okay with the city that movie trucks idle in front of homes as early as 6:00m and groups of film personnel loiter in front of our homes waiting for the Alverno gates to open.

The Sierra Madre police tell us that Alverno has a permit and there is nothing they can do regardless of noise violations and disruption to the neighbors at all hours of the night.

The Sierra Madre filming people tell us that "all your neighbors gave permission to film." We know this to be a false statement. I have recently been told "you live on the Pasadena side, we don't have to inform you when we film." I know this is an untrue statement. So what is the city's filming policy and protocol?

As previously stated, things have gotten out of hand. Much like it did 20 years ago. We need support. We need resolution. We need to be able to enjoy our homes and our families without having a noisy neighbor throwing a noisy party every weekend. You would not wish to be in our position.

My question now is, who is accountable? Who is setting and enforcing policy and procedures? Where is the oversight? Where does the buck stop??

Thank you for "listening" and I hope, for your support.

Chui Chow

Clare Lin

From: Amber Tardif
Sent: Thursday, July 21, 2022 9:59 AM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: SUPPORT FOR ALVERNO

Public comment.

Regards,

Amber Tardif
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From: Kathy [REDACTED]
Sent: Thursday, July 21, 2022 9:57 AM
To: Public Comments <publiccomments@cityofsierramadre.com>
Cc: facilities@alvernoheights.org
Subject: SUPPORT FOR ALVERNO

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

We have lived across the street from Alverno on Wilson St. for over 30 years. We have found them to be a good and considerate neighbor. We are notified in advance of filming dates and details about those activities. We receive advance calendars with the dates of weddings and other celebrations taking place.

When we bought our home in 1991, our real estate agent told us that events and filming took place at Alverno. It was our understanding that she was required to do so as an act of full disclosure about the neighborhood.

Yes, there is traffic at drop-off and pick-up times, but certainly no more than other schools have.

The sounds of children laughing and playing as well as the sounds of happy weddings are some of the more joyous sounds of life.

We support Alverno's Master Plan.

Greg and Kathy Giangregorio


Sierra Madre

Clare Lin

From: Amber Tardif
Sent: Thursday, July 21, 2022 2:54 PM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: Planning Commission

Public comment.

Regards,

Amber Tardif
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From: Carolyn [mailto:████████████████████]
Sent: Thursday, July 21, 2022 2:53 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Planning Commission

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

July 21, 2022

Dear Members of the Planning Commission:

My name is Carolyn Halpern. I reside across the street from Alverno on Michillinda in Pasadena. My family has lived here since 1956.

I have been writing to you and city council and anyone in Sierra Madre who will listen that whatever Alverno does, adversely affects your neighbors in Pasadena. As I have skin in the game, I am doing this on behalf of my family

and the other families on Michillinda and in Upper Hastings Ranch afflicted by the constant noise and excessive filming by Alverno,

I am happy to say, however, that the majority of you on this commission have voiced your opinion or suggestion about bringing Pasadena into consideration when reviewing these permits that deal with filming and Villa venue events. We hear everything that your Sierra Madre neighbors do. Please don't forget about us. Do not exclude us. That would not be cool. And Sierra Madre doesn't have a history of exclusion. I am a former Urban Studies major and our cities are so close and we share so much that we should not be excluded from any of these considerations. That's how you make happy cities and happy neighbors.

I am going to share with you my view from my house on a Saturday morning at 6:30 am. After a full week at school teaching and trying to keep my class free of Covid, I was looking forward to sleeping in on a Saturday morning. Instead, the sounds of engines idling awoke me right outside my bedroom window on Cartwright. I got up and took this photo. Across the street from my home were the other trucks, idling engines waiting until 7 for someone to open the Michillinda gates. That was 30 minutes of idling, loud talking from folks involved with the filming. My neighbors told me that the truck nestled outside of my bedroom window on Cartwright came up through Upper Hastings Ranch. Why are Pasadena residents being pulled into this filming? We get nothing out of it but aggravation and annoyance. My councilman's office has been swamped with emails regarding the noise generated from Alverno on the weekends, evenings, and of course, from the filming which messes up all of our lives. We don't live near a school, It is a sound studio/wedding and event venue and all around squackbox for profit. It is a side hustle for Alverno at the expense of good hard working people who work in your neighborhood and mine. It's not our fault that Alverno, after 60 years doesn't have an endowment. It shouldn't be on the backs of all of us to raise money for their scholarships. They need to be doing fundraisers which don't bother anyone; not event after event during a Saturday evening or Friday night when hard working folk just want to get some peace and quiet.

So, I say deny the request for the conditional use permit 22-03. I don't see anything in here that will rectify what the neighbors both in Sierra Madre and in Pasadena have had to assume over decades of Alverno doing whatever it wants and the rest be damned. The wording needs to be reigned in such as the "filming is limited to 7 am to 10 pm." That wording needs to be reigned in. The gates should be shut at 10 pm with all filming and all trucks gone. Same for the early hours. Nothing should be there on the streets before 7 am.

I also want to tell you that it's news to me that each filming has had a city film monitor. The Alverno monitor, Andrea Bertollini has discounted Pasadena's concerns, and has threatened me personally to get off of the Alverno campus or she would call the police. This was back in 2019 after the filming had explosives on a Friday night and woke up Pasadena as well. Next Door lit up. Our only recourse was to call the Sierra Madre police which have never seemed to be efficient in these matters.

I also wanted to mention a couple of housekeeping things regarding Alverno. I had a Pasadena transportation engineer meet with Alverno officials on March 7th regarding the pick up situation at Highland and Michillinda in the afternoons when it is the worse and you take your life in your hands crossing Michillinda. Alverno promised a new traffic scheme. As of today, it has not appeared. I have been in touch with the department and they will go out to Alverno again.

I was the Pasadena representative who was at the meeting in front of Alverno on the morning of March 7th. In attendance were representatives of Alverno Heights (Andrea Bertollini, Joanne Harabedian, and one other), Sierra Madre Police, Planning, and Public Works Departments, and an independent traffic engineer hired by Alverno to develop a traffic plan.

We discussed our concerns regarding Alverno affiliated vehicles possibly impeding sight lines for pedestrians and drivers at the intersection of Michillinda and Highland. Alverno's traffic engineering consultant received all of our comments and will work with the school and Sierra Madre staff on reducing or relocating the northbound

line of cars on Michillinda during afternoon pick-up in a way that won't block visibility at the intersection. We also suggested that the school can educate parents on the importance of keeping that area clear.

We anticipate that a new traffic scheme can take a few weeks to develop and implement. Nonetheless, please keep us updated on the Alverno line of cars and send us pictures of how far the line goes if you can so that we can keep tabs on their progress. We'll forward your updates to the City of Sierra Madre and Alverno staff as feedback on their efforts.

If you have any further questions, please do not hesitate to give me a call at the number below.

Sincerely,

Donson Liu, T.E.

Associate Transportation Engineer
City of Pasadena, Department of Transportation
Tel: [REDACTED]

My final thought is for the city to hire Film La. Your film/playground department is overwhelmed. Let me tell you how.

- 1) They do not give consistent notices to neighbors involved.
- 2) There has never been a consistent if any film monitor from the city on any film. That's why we always have to call your police who are inefficient in helping.
- 3) Lawren Heinz signed the permit with the forged signatures. She told me in an email that they have they have not taken signatures from Pasadena Michillinda residents in 4 years. Why then, didn't she give a cursory look at the permit that she was signing to see that many of the signatures were from Michillinda addresses? Instead, she signed it perpetuating the fraud, making it a permit, and thus allowing the filming to occur. Your city plays a role in this as well and needs to assume responsibility in the part it played to allow a fraudulent permit to be acted upon.

Thank you for your consideration in this.

Carolyn Halpern
[REDACTED]

Clare Lin

From: Amber Tardif
Sent: Monday, July 18, 2022 4:49 PM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: Alverno C.U.P.

Public comment.

Regards,

Amber Tardif
Administrative Analyst
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www.CityofSierraMadre.com

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From: Ellen Hoffman [REDACTED]
Sent: Monday, July 18, 2022 3:51 PM
To: Public Comment <publiccomment@cityofsierramadre.com>; facilities@alvernohsights.org
Subject: Alverno C.U.P.

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

To The Members of the Sierra Madre Planning Commission:

I am a 63-year resident of Sierra Madre, a graduate of Alverno High School and, until my retirement in June, was a teacher at the Lower School there.

I am writing this letter to you to voice my support of their Master Plan and the C.U.P. that is being applied for, and to implore you to recommend approval of both to the City Council.

It would be heartbreaking to see this beloved institution close its doors because of financial difficulties, and that is very likely what would happen if they are not permitted to rent out the Villa for weddings and filmings.

I have been present at some of the meetings of the City Council, where Alverno has been on the agenda for one reason or another, and what I have witnessed is a very vocal handful of neighbors who portray Alverno as an entity that is virtually ruining their lives! It's always baffling to me that they've chosen to buy a home where they didn't investigate the neighborhood. Filming and weddings have been taking place on that property for over 50 years.

I value education, and am proud that our little community has so many options for families with school-age children. I would not like to see ANY of them fail due to unhappy neighbors crying "Not in my backyard!!" Alverno has bowed to negative pressure over the years, and has limited the number of events to appease the complainers.

It is time for Alverno to win one, and have a chance to meet the demands of a growing enrollment by updating current buildings and adding new spaces for the fledgling Lower School.

The future of so many young people is at risk here. Please recommend to the City Council approval of the changes to Alverno's Master Plan and C.U.P. application for the Villa.

Thank you for your consideration.

Respectfully,
Ellen Hoffman



Honorable Chair Pevsner & Planning Commission
City of Sierra Madre
232 W. Sierra Madre Blvd.
Sierra Madre, CA 91024

July 14, 2002

Dear Honorable Chair Pevsner & Sierra Madre Planning Commission,

We are writing to support Alverno Heights Academy's campus improvements and renovations to preserve the historic Villa.

As residents of Sierra Madre since 1976 and supporters of Alverno, we feel that all improvements and plans within the 13-acre campus have always been respectful to not only the City of Sierra Madre but the neighbors. Alverno has been a place where our city has held events, local organizations have held events and community members have celebrated milestones within the Villa and its gardens. Alverno Heights Academy administration and Board Members are professional and smart people who know and understand the importance of creating peace with the neighbors while also maintaining the funds needed to maintain the vast campus and the work needed on the Villa and school grounds.

We would hope the Sierra Madre Planning Commission will accept Alverno's master plan and partnership within the City of Sierra Madre.

Respectfully,

Gregory & Jennifer Jukic



Clare Lin

From: Amber Tardif
Sent: Monday, July 18, 2022 11:43 AM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: Resident's letter regarding the Planning Commission's July 21, 2022 meeting on matters involving Alverno Heights Academy
Attachments: Letter in support of Alverno from the O'Donnell's.docx

Public comment.

Regards,

Amber Tardif
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Administrative Services
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atardif@CityofSierraMadre.com
www.CityofSierraMadre.com

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From: Tim and Julie [REDACTED]
Sent: Sunday, July 17, 2022 4:07 PM
To: Public Comments <publiccomments@cityofsierramadre.com>
Subject: Resident's letter regarding the Planning Commission's July 21, 2022 meeting on matters involving Alverno Heights Academy

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

Attached you will find our letter regarding the Planning Commission's July 21, 2022 meeting in which Alverno's application to amend the school's master plan and a permit to transition Alverno's temporary use permit for private events to a permanent conditional use permit will be considered.

If you have any questions please do not hesitate to reach out to us.

Regards,

Julie and Tim O'Donnell



TIM AND JULIE O'DONNELL

[REDACTED]. Sierra Madre, CA 91024
[REDACTED]
[REDACTED]

Honorable Chair Pevsner and Planning Commission
City of Sierra Madre
232 W. Sierra Madre Boulevard
Sierra Madre, CA 91024

DEAR HONORABLE CHAIR PEVSNER AND PLANNING COMMISSION,

We have lived at the North East corner of West Grandview Ave and Michillinda Ave (across the street from Alverno Heights Academy) in Sierra Madre for over 36 years.

- We have never had an issue with the school, the students, nor users of their grounds and facilities
- All of our interactions with School related personnel have been positive
- Parking has not been an issue; we recognize and respect the periodic need for parking along the east side of Michillinda Ave for events such as graduation
- We have always been shown the utmost respect from Alverno staff

We live across the street from a school that is trying to make ends meet by renting out their facility. We are sure that the City of Sierra Madre is capable of providing reasonable guidelines for such activities. We support the City and School in these efforts. For us, many young people learning far outweighs the super minor noise very occasionally emanating from the school grounds. In fact, what we have heard most recently is children laughing... and, this brings a smile to our hearts.

Alverno is dedicated to preparing students to function in a society as informed, knowledgeable persons, who have the requisite skills to make and implement mature decisions about complex problems. We support mature decision making.

Julie and Tim O'Donnell

Letter emailed to

PublicComments@cityofsierramadre.com and facilities@alvernoheights.org

Vincent Gonzalez

From: Amber Tardif
Sent: Monday, July 18, 2022 2:22 PM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: Support for Alverno!

Public comment.

Regards,

Amber Tardif
Administrative Analyst
Administrative Services
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www.CityofSierraMadre.com

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From: Sue Behrens [mailto: [REDACTED]]
Sent: Monday, July 18, 2022 2:21 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Cc: Facilities@alvernoheights.org
Subject: Support for Alverno!

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

Dear Honorable Chair Tom Denison and Members of the Sierra Madre Planning Commission:

As a life-long, 62-year resident of Sierra Madre, a 1978 graduate of Alverno High School, and an employee of Alverno Heights Academy's Lower School, I am offering my full support of the proposed changes to the School's Master Plan and the approval of the C.U.P. for the Villa.

The 13-acre property and almost 100-year old Villa del Sol d'Oro have been private property since long before any of us were born, and obviously require a lot of costly

maintenance and upkeep to remain safe and beautiful. I can't imagine anyone in Sierra Madre would want to see the Villa fall into disrepair and eventually become condemned and then demolished - what a horrible tragedy that would be! But has any of the opposition come forth with a hefty donation or acceptable alternative plan to continuously raise money to keep it safe for us and future generations to enjoy? What do they think is going to happen if this doesn't get approved? Alverno NEEDS to be able to rent out the Villa for filming, weddings and other events in order to earn the money for the upkeep of the buildings (Villa and garages) and surrounding grounds. *Tuition from the School does not cover any of this!!!*

Now that the addition of the Lower School has increased enrollment to numbers we haven't seen in 15 years, Alverno needs to quickly build new spaces and improve old ones to meet the needs of today's educational methods. Lessons in Science, Technology, Math, Art, Social Studies, etc. have come a long way in recent years, and require more creative and interactive tools and spaces. Most of Alverno's classrooms are exactly the same as they were when I was a student there in the 70s, except for a new coat of paint now and then. The science rooms still have the old tables and sinks with disconnected pipes and gas lines, and cabinets and Formica from the 60s. NOTE: I do know that the Fire Department has inspected and signed off on the safety of what remains in place, but that doesn't mean it's anywhere near up to today's standards of teaching Science, and a far, far cry from state-of-the-art!!! That is what Alverno needs to strive for in order to be competitive in recruiting students and preparing them for their future.

The Lower School needs more space, period. The High School needs dramatic upgrades. Sierra Madre needs great schools! Alverno should be a shining beacon the whole city can be proud of.

The whole world has become more selfish, a *me first, not in my backyard* mentality. It's here in our town, in our country, in our world, and it's only getting worse! The exaggerated complaints of a handful of neighbors have derailed Alverno's progress and have been holding it for ransom for too long, and the City has the power to stop this madness! Please take a stand for education, for historical preservation, and for our property values, by helping Alverno be that shining beacon. **Please recommend to the City Council to approve the changes to Alverno's Master Plan and C.U.P. application for the Villa!**

Thank you very much!

Sincerely,
Sue Behrens



Clare Lin

From: Amber Tardif
Sent: Monday, July 18, 2022 11:43 AM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: CUP Alverno, 7/21 public hearing

Public comment.

Regards,

Amber Tardif
Administrative Analyst
Administrative Services
City of Sierra Madre
626.355.7135 ext. 308
atardif@CityofSierraMadre.com
www.CityofSierraMadre.com

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From: Daphne Trager [REDACTED]
Sent: Saturday, July 16, 2022 4:33 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: CUP Alverno, 7/21 public hearing

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

To Whom it May Concern,

We have not been bothered by any of Alverno's activities and feel that improving the educational environment at the school is very important. Their rental events and filming events have not impacted us negatively. We support Alverno.

Daphne and John Trager
[REDACTED]

Clare Lin

From: Amber Tardif
Sent: Thursday, July 21, 2022 12:55 PM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: July 21 2022 Planning Commission Meeting and the Meadows Project
Attachments: PC Public Hearing Presentation_07072022.pdf

Public comment

Regards,

Amber Tardif
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From: Susan Neuhausen [REDACTED]
Sent: Thursday, July 21, 2022 12:54 PM
To: Bob Spears <bobspears@earthlink.net>; John Hutt (Planning Commission) [REDACTED]; Tom Denison (Planning Commission) [REDACTED]; Peggy Dallas (Planning Commission) [REDACTED]; William Pevsner (Planning Commission) [REDACTED]; Public Comment <publiccomment@cityofsierramadre.com>; PlanningCommission <PlanningCommission@cityofsierramadre.com>
Subject: July 21 2022 Planning Commission Meeting and the Meadows Project

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

Date: July 21, 2022

To: Planning Commissioners

From: Susan Neuhausen, [REDACTED]

Re: Meadows Housing Project

Thank you for your efforts. I appreciate that you are doing a careful and thorough review of the Meadows project, especially given that my sense is that there is pressure from the developer and city staff to approve this audaciously flawed proposal.

These comments are in response to the recent presentations by New Urban West at the Planning Commission meetings. Regarding the presentation of July 7th (presentation is attached):

1. You had asked New Urban West to show you previous projects they have built, which they didn't do. Instead, slide 2 shows photos of individual houses for various projects, which doesn't give anyone any idea of the size or the overall look of any of their projects. And it reveals nothing in terms of what the specific Meadows project will look like. There is a lot of software out there that would enable them to show us what Streets A, B, and C will look like with houses in place – they could probably even give us a drive-by view that would provide a realistic perspective of the massing on a street.
2. Although New Urban West said they were adopting the R-1 definition of gross floor area, and that they would present gross floor area, they presented net square floor area which only includes interior usable square footage. Slide 5 shows that they are reducing the maximum floor area to 3,775 SF **with the implication that it is gross square footage**. But that's not the case. Slide 6 shows the **net floor area** with a maximum of 3,775 SF. That size is in line with Mr. Frankel's comment on June 2 where he said that they could reduce the maximum size net interior square footage to 3,750 square feet.
 - a. The specifications of 2-story houses shown on June 2nd indicated 3-car garages. Therefore, **a 3,775 net square foot house is actually a 4,675 gross square foot house when including 300 square feet of exterior walls + 600 square feet for a 3-car garage. They are still planning on building a 4,675 square foot house and saying that it's a 3,775 square foot house!**
 - b. The next smaller house size is only 125 square feet smaller, so approximately **4,550 square feet**.
 - c. The single-story house has a 2-car garage and so will be approximately a **3,800** gross square foot house including the exterior walls.
 - d. While acting like they're making a major concession, the gross square footage size of the largest house has been reduced by less than 200 square feet because they had never factored in both the 3-car garage and exterior walls.
3. The adjoining neighborhood is 90% one-story houses and 10% two-story houses. The developer is now proposing 20% one-story and 80% two-story houses. The adjoining neighborhood house mean net square footage is 2008 square feet on mean lot size of 11,044 square feet. The Meadows project is mean net square footage of 3500 square feet on mean lot size of 9500 square feet. The Meadows project mix of one- and two-story houses and the excessive size of houses on small lots does NOT fit the character of the neighborhood in types or sizes of houses.
4. The setbacks of the houses are only 15' versus at least 25' for houses in the adjoining neighborhood, which makes the massing look oppressive from the street. This setback does NOT fit the character of the neighborhood.
 - a. Slide 9 is designed to show building massing and plotting. Again, this does NOT reflect what is stated in the Specific Plan where all garages are to be set back an additional 5 feet, thus providing a 20-foot setback to the garage with the house set back at 15 feet. That is not seen on ANY of the illustrations, which suggests that the plane breaks and articulation are not based on any real design to be used in the Meadows project.
5. Slide 11 shows renditions of the different styles and seems to indicate no repetition. Again, these drawings are not reflective of reality – they are not to scale – and they are obviously depicting more than 10 feet between houses. Also, considering that there is a 6' high x 1' wide concrete block wall along the property, there will not be room for the trees that they've gratuitously dropped into the slide.
6. Streets and easements. On Slide 8, they state that streets A/B/C are now designed with the same width. Weren't they all the same widths before? From the June 2nd meeting, slides 29 and 30 showed the size of the easements on the A, B, and C streets. As an FYI, when easements are subtracted out from the total lot size, **the usable fenced lot sizes for the majority of lots on the A, B, and C streets are ~6,000 square feet** and not 7800+ square feet.

7. The Planning Commission requested that there be a maintenance district for the easement properties. Does that mean the city then pays for all the water and the maintenance and upkeep? They are now planting a large number of trees in those easements – possibly more than is reasonable given the scarcity of water and severity of the fire danger in the area. Who pays for tree trimming, thinning, etc.?

Mr. Frankel made it clear at the June 2, 2022 meeting that he was not going to abide by R-1 Residential codes. In fact, he's flouting those codes. Even with the reduction in house size, what is being proposed does not even remotely follow the General Plan and the Municipal Code in Sierra Madre for R-1 housing. As shown at the July 7th meeting and mentioned at the June 2nd meeting, the maximum net floor area house size is only being reduced by 500 square feet (net and not gross).

Given that New Urban West has a history of proposing large projects and then scaling them back for approval, it would seem that the Meadows should be no different. To be more in alignment with the General Plan and Municipal Code, as well as the appearance of the adjoining neighborhood, New Urban West must either significantly reduce the sizes of the houses (i.e., by 100% for most lots) or increase the size of the lots by reducing the number of houses (i.e., by almost 50%).

Thank you for your attention.

Vincent Gonzalez

From: Amber Tardif
Sent: Tuesday, July 19, 2022 3:40 PM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: Public Comment for 7/21/2022 Planning Commission Meeting (RE: CONDITIONAL USE PERMIT 22-03)

Public comment.

Regards,

Amber Tardif
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From: Paul Savoie [REDACTED]
Sent: Tuesday, July 19, 2022 3:40 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Public Comment for 7/21/2022 Planning Commission Meeting (RE: CONDITIONAL USE PERMIT 22-03)

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

July 19, 2022

(Sent via email)

RE: CONDITIONAL USE PERMIT 22-03 (CUP 22-03) A REQUEST TO ALLOW ADAPTIVE REUSE OF THE VILLA DEL SOL D'ORO (VILLA) FOR PRIVATE RENTAL EVENTS ON PROPERTY LOCATED AT 200 NORTH MICHILLINDA AVENUE

Members of the Planning Commission,

My name is Paul Savoie, and I am a resident and property owner at [REDACTED] in Sierra Madre. I am writing to you in regards to the CUP proposal for the adaptive reuse of the Villa for private events and filming activities. I would like to begin by thanking you for devoting an entire planning commission meeting to consideration of both Alverno CUPs and for the time and effort involved in preparing for this meeting.

In regards to the photography and filming portion of the CUP, there are a few questions that come up based on the staff recommendations and reports:

- 1.
- 2.
3. Is Alverno, in the CUP, being required to adhere
4. to all portions of the newly passed film and photography ordinance with the only exception being a request for more days than the ordinance permits? There is no mention of the signature gathering requirement for productions that vary from the rules of the
5. standard permit. Those protections should be in place under this CUP.
- 6.
- 7.
- 8.
9. The new film ordinance prohibits productions
10. on Sundays, so it seems reasonable that Alverno should be held to the same standard.
- 11.
- 12.
- 13.
14. Everyone involved with this process agrees that
15. ancillary sites for base camp and parking etc. are covered under the film permit as per the ordinance. However, how is the city supposed to maintain and count the days for these sites, which are limited to 30 per year, if Alverno's CUP allows for more days
16. of filming activities? This creates a logistical issue for the city as well as defying the intent of the ordinance, to protect the neighborhoods of Sierra Madre.
- 17.

On the film permit side of the CUP, I respectfully request that operations for all productions be completely contained within the Alverno footprint. Thus, they would also have to house all base camps, parking, etc. for productions under this CUP. This would ease the burden on city staff as well as protect the neighborhood. This would be a finding needed for approval of a permit based on this CUP.

There was also discussion at the City Council meeting when the new film ordinance was approved about Alverno film permits needing an independent film monitor. This is noted in the conditions for the CUP, and I applaud everyone for including this vital resource for the neighborhood.

In regards to the private events portion of the CUP request, it seems that Sunday events will not be allowed which is very fair to the peace and calm of the neighborhood. However, the request for 26 annual events seems excessive when the TUP permit process in Sierra Madre allows only 4 per year. There are also the ongoing neighborhood concerns about the noise generated by the private events, how it is monitored, and what levels are acceptable. Reliance on the general noise ordinance does not work in this case because of the type of noise generated by DJs and amplified voices, including persistent bass noise from music. This needs to be more thoroughly examined by the city.

The proposal calls for a quarterly calendar of events to be mailed to residents and the city. As was made clear during the film permit ordinance process, Alverno is not going to know about filming events that far in advance since many permits are issued within ten days. To promote transparency with the neighbors, Alverno needs to provide an updated calendar accessible to the public (not behind a firewall) on their website. This calendar would list every school event, including private events, filming, and sports events. It should also include any

school events that occur after or before regular school hours. In the past, residents have been told about a hacking incident making the calendar online unavailable, but the school still needs to create a way to keep residents informed in a timely manner. This would negate the need to send physical calendars through USPS, which is increasingly unreliable in terms of timeliness. For film events, this calendar could also list the contact information for the independent monitor assigned to the film production.

According to Alverno's application, they are requesting days of filming and special events in excess of current ordinance for financial reasons. It does not appear that the Villa is a separate entity with a separate 501C3, so Alverno needs to more clearly explain their finances since the Villa is only a subset of their financial records. Here are some points that need to be addressed to truly determine the financial need driving this CUP request.

- 1.
- 2.
3. What is their current Annual Fund goal? Do
4. they routinely get 100% participation from all of their constituency groups (which is a standard expectation of potential, outside grantors)?
- 5.
- 6.
- 7.
8. Are they planning a Capital Campaign to finance
9. construction of the permanent, lower school buildings and what goals do they have for it?
- 10.
- 11.
- 12.
13. What is their current "gap," which is the difference
14. between the amount it costs to educate a student at Alverno and the tuition charged for that student? Does it meet the norms for the independent schools in this area?
- 15.
- 16.
- 17.
18. What is the annual board "ask," which is the
19. giving expectation for individual members of Alverno's board of trustees and how is that fulfilled? (This is also a norm for independent schools.)
- 20.
- 21.
- 22.
23. Have any grants been pursued for the benefit
24. of historic preservation of the Villa? If none, then why not?
- 25.
- 26.
- 27.
28. Is the money gained from special events and
29. filming put into a restricted fund that can only be used for work on the historic Villa?
- 30.

These are important points to ascertain to make sure that Alverno has truly exhausted all of their own resources before relying on the less stable avenues of special events and film production. If the money is truly needed for the Villa, then it should be restricted to that use.

As this proposal stands, the neighborhood would have to endure 45 days of filming and 26 days of permitted events for a total of 71 days of events in addition to all of the normal events in the life of a school, like sporting events, fundraising galas, dances, and plays to name a few. If Alverno was regulated by the film and TUP

ordinances, they would be allowed a total of 34 days - 30 for films and 4 for special events. Asking for over double the amount of events granted by ordinance is an excessive demand, especially without a clear and specific justification of need by Alverno. It would be fair to meet at a more middle ground where Alverno could derive a reasonable financial gain from the Villa, but the need of residents for peace in their homes could be preserved as well.

Thank you for your time and consideration. Respectfully submitted,

Paul Savoie

Vincent Gonzalez

From: Amber Tardif
Sent: Tuesday, July 19, 2022 4:40 PM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: Public Comment for 7/21/2022 Planning Commission Meeting (RE:CONDITIONAL USE PERMIT AMENDMENT 21-19, AND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN)

Public comment.

Regards,

Amber Tardif
Administrative Analyst
Administrative Services
City of Sierra Madre
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www.CityofSierraMadre.com

Stay Connected -



From: Paul Savoie [REDACTED]
Sent: Tuesday, July 19, 2022 4:30 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Public Comment for 7/21/2022 Planning Commission Meeting (RE:CONDITIONAL USE PERMIT AMENDMENT 21-19, AND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN)

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

July 19, 2022

(Sent via email)

RE: CONDITIONAL USE PERMIT AMENDMENT 21-19, AND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN

Members of the Planning Commission,

My name is Paul Savoie, and I am a resident and property owner at [REDACTED] in Sierra Madre. I am writing to you in regards to CUP Amendment 21-19. I would like to begin by thanking you for devoting an entire planning commission meeting to consideration of both Alverno CUPs and for the time and effort involved in preparing for this meeting.

Based on my review of the CUP Amendment proposal and all of the related documents contained in the packet, I respectfully request that the following items be added to the amended CUP in order to maximize the livability of the residential neighborhoods surrounding Alverno Heights Academy, while still allowing for the school to efficiently and effectively carry-out its educational mission:

1. On page 720 of the agenda packet, it is stated that, "The study recommends that the school and the city continue to make operational adjustments to the drop-off and pick up of students, as necessary." Based on this recommendation and the need to minimize the number of car trips to and from Alverno throughout the school day, I ask that amended CUP require that morning and afternoon carlines for both the lower school and the high school be restricted to carpools only (**consisting of at least two students per car**) under normal circumstances (with reasonable exceptions, of course). In addition, student parking permits for the high school should only be issued to pre-registered student carpools. (A similar requirement has been implemented in a CUP for at least one other high school in the San Gabriel Valley, so it is both a doable and reasonable action.)
2. In order to more evenly spread out traffic levels during the before and after school periods, the amended CUP should also require that the start and end times for the lower school and high school be sufficiently staggered.
3. The amended CUP should also require that reasonable noise monitoring and mitigation efforts be taken during school events that take place after the end of the normal school day (5:30 PM).
4. To be consistent with existing and proposed ordinances and permits regarding filming activities and private events at the historic Villa, the amended CUP should ban all construction activities from taking place on the Alverno campus on Sundays (with exceptions for construction activities that are deemed necessary to mitigate emergency situations, of course).
5. If Spectrum is Alverno's internet service provider, the amended CUP should require that a dedicated internet line for Alverno be installed between Spectrum and the permanent lower school buildings. This is a very practical measure that will assure that both Alverno and other, surrounding users of Spectrum internet services will receive maximum speed and optimal internet connectivity.

Thank you for your thoughtful consideration of these proposals!

Respectfully submitted,

Paul Savoie

SIERRA MADRE PLANNING COMMISSION MEETING NOTES

Leesa A. Puleo

July 21, 2022

INTRODUCTION

My name is Leesa Puleo and I live across the street from the Alverno Heights Academy (Alverno) property and the Alverno exit/entrance gate on West Highland. I have owned my home for 25 years. I am a single mother of two and a successful social worker and non-profit manager with 30-years of experience.

Neighbors worked tirelessly to voice our concerns about Alverno's filming and event rentals so the City Council could amend the Commercial Photography and Motion Picture Filming code and Temporary Use Permit to address some of our needs and challenges. Neighbors, including myself, spent the last seven months researching and learning city processes, familiarizing ourselves with municipal codes and state and federal laws, disseminating petitions and collecting signatures, reviewing Alverno-related documents and available financial information from 1998 to the present, speaking to the press, and preparing and delivering presentations at city meetings. Our Alverno story was included in two front page county-wide newspaper articles, one local newspaper paper article, two radio news reports, and a television news expose; another county-wide newspaper article was published last week. In the process, we were berated, bullied, ridiculed, discounted and dismissed by Alverno, and our signatures were forged. We were publicly and criminally accused of violent behavior, hateful speech, harassment, racism, and fraternizing with board members, and have been exonerated, at least in the judicial system. Many of us, including myself, no longer call the police or Alverno with our concerns because we are ignored, and are afraid to speak out for fear of retaliation. At the same time, we learned and laughed (a lot!), got to know our neighbors, supported and valued each another, and developed friendships that will last a lifetime.

We were thrilled when the city listened to us and agreed to create more comprehensive municipal codes and limit filming and event rentals. We believed in the process and reveled in our accomplishments and the positive changes we made in our neighborhood. We had never heard the term "adaptive reuse" until last Thursday and had no idea that Alverno could circumvent the new codes and processes we helped to create. Most neighbors do not know or understand what is happening right now, aside from the information included in the signs posted in front of the school. Those who have ventured to look on the city's website for details, are daunted by the 800-page document submitted by Alverno just seven days ago. It is filled with many things we don't understand, with random blank pages just to keep things interesting, and attachment that are impossible to find. Perhaps if one of us had the capability to print out the 800 pages, maybe we could have done a better job at presenting our thoughts to you this evening. We feel really bad that the Commission members had to read through every single page. We all assumed the filming code and private rental event conditions were a done deal and discussion at tonight's Planning Commission meeting would be about Alverno's plan for expansion. Oh boy were we wrong!

We have been told that the challenges between Alverno and the neighbors are a “he said, she said situation”, and some of them absolutely are, but many of them aren’t. In the following paragraphs I will attempt to provide concrete evidence to support many of the neighbor’s claims which I believe are vital to the Commission’s decisions regarding Alverno’s Conditional Use Permit - Adaptive Reuse.

My father, an 86-year-old retired CFO of a non-profit hospital, a proud U.S. Army veteran, and the smartest person I know, wants Alverno to “Pick a side! Are you a private Catholic school, a wedding venue, a Hollywood production company, or a historical landmark open to the public? You can’t have it all. Stop trying to skirt the laws and change the rules to suit your needs. Follow the rules like everyone else!” I couldn’t have said it better myself.

PLANNING COMMISSION STAFF REPORT

I believe many of the items contained in the *Planning Commission Staff Report: Conditional Use Permit 22-03 (CUP 22-03) A Request to Allow Adaptive Reuse of The Villa Del Sol D’oro (Villa) for Private Rental Events and Filming on Property Located At 200 North Michillinda Avenue* are inaccurate and based on Alverno’s subjective analysis and reports created by Alverno to support their CUP application. They discount, underrepresent, or ignore the challenges that neighbors have been experiencing for two decades. Specific documents referred to in the staff report i.e., Joint Use Agreement with the City (2006), MIG Facilitation effort in 2004-2005, TUP of 2010, 1998 Settlement Agreement, etc., were developed, implemented, and agreed upon many years ago, and do not provide adequate evidence of community benefit, collaboration, or neighbor support of Alverno. City staff has indicated that there have been only a handful of city-sponsored events held at Alverno over the last several years. Sierra Madre schools utilize the Alverno field for intramural sports, and other education related activities, which is customary for any school and is not unique to Alverno, and does not provide proof of community access and justification for their CUP. The Wisteria does not utilize Alverno’s facilities or parking lot. The Friends of the Sierra Madre Library annual fundraiser is held at the Santa Anita Racetrack. Use of Alverno facilities by the Wisteria Festival and the Friends of the Sierra Madre Library was mentioned six times in the CUP, to provide strength and justification to their arguments, but it is absolutely untrue. Alverno is a closed campus and residents are denied access to facilities, gardens, pond, field, running track, etc. There is a sign on the Wilson Street fence that states, “Alverno Heights Academy is private property, no trespassing, no soliciting, no loitering, etc., violators will be prosecuted.” The school’s athletic facilities are NOT, and have never been, available for neighborhood and city use. Sierra Madre residents can rent the Villa for \$6,000 and do NOT receive a discount for living in Sierra Madre; I do not believe this constitutes community benefit and accessibility.

I believe the intent of the adaptive reuse ordinance is that the city will allow an entity more flexibility in the use of their historical building(s) in return for providing the city and its residents free, or at least affordable, and accessible facilities for governmental, entertainment, athletic, cultural, leisure, artistic, and religious events and activities, while at the same time does not provide undue burden on the neighbors and surrounding areas. Alverno does not do this, and I am not speculating here, it’s a fact. Alverno is closed to the public and only provides its facilities free to very few residents and requires the rest of us to pay, A LOT. I also believe that the Villa is rented out so often for filming and private events, that even paid use by local residents is limited. The City Council, Planning, and

Community Services Commissions believe neighbors are negatively affected by Alverno's rental activities and have amended city ordinances accordingly. But, if I'm wrong, and Alverno can fulfill the adaptive reuse ordinance by limiting access and charging residents to enjoy the facilities, then I just don't understand the whole concept and I have wasted two days trying to wrap my head around all of this.

I feel the view of the Villa is obstructed unless you are inside the Alverno property, which is closed to the public, so it is not visually accessible either. This may not be important in fulfilling the adaptive reuse ordinance, but I think it should be. Alverno's trash, sports storage, goal posts and nets, and dead trees left by a production company, block my own view of the Villa. I do not believe that major improvements made to the Villa, either in the past or the future, will positively benefit the neighborhood because we rarely, if ever, get to enjoy it. I have been inside the Villa once in the 25 years I have been Alverno's neighbor, and that was in January of this year. I would love to hear what Alverno feels the benefits of improvements are, aside from not harming the little ones and young women that go in there.

Temporary Use Permit

To my knowledge, the City's Temporary Use Permit process (TUP) has not included community input since 2010. Many neighbors have moved since that time or, like myself, were never invited to provide input in the process. The TUP was subsequently renewed annually without discussion with neighbors. The long history of approval of Alverno's TUP's is no indication of neighbor support of the school.

Neighbors have NEVER had any issues with Alverno's religious assemblies or events. We have never complained about them or asked Alverno to limit religious practice. It saddens me that they have to continue bringing up this matter when it is not a challenge to us.

Police Department Calls for Service

The *Summary of Calls for Service (2019-2022)* was prepared and submitted to the city by Alverno and NOT the Sierra Madre Police Department (SMPD). This report, and narrative of the information included in the report, are absolutely and verifiably incorrect. It does not adequately represent the number of neighbor phone calls to or written reports made by SMPD.

Lawren Heinz, City Film Coordinator, has publicly said that police reports are rarely, if ever, written when Alverno neighbors report noise concerns. She indicated that caller must tell the police that their call is a "compliant"; only then will the call be logged and/or documented and any kind of report written. I believe neighbor calls are grossly underreported and, perhaps, calls may only be logged if police are dispatched to Alverno or when Alverno makes the call themselves. I have made many calls to the police regarding Alverno's noise and other activities and they have not dispatched officers. I have been told that Alverno is private property and allowed to do whatever they are doing. I have taken decibel readings and the police say I do not have an appropriate measuring device. One dispatch officer asked me "what is a decibel reading." I have had officers go out to Alverno and the noise is turned down momentarily and then turned back up after they leave. I have told the police that Alverno is in violation of their conditional use permit and have been told they do not know what that is or do not have a copy of it. I have had the police ask ME what is the event

happening at Alverno when I call in; I tell them I do not know because it is not listed on the Alverno calendar. Many neighbors, including myself, stopped calling the police because we have been ignored so many times and disparaged by the dispatch operator.

The event occurring on April 30, 2022, resulted in Court Case #22PDR000845, Los Angeles Superior Court, *Alverno Heights Academy v. Puleo*, **dismissed with prejudice on July 11, 2022**. The *Summary of Calls for Service (2019-2022)* indicates one call was made on that day when, in fact, six calls were made to the police and three police reports were written. Neighbors called police at 8:19 pm, 8:47 pm, 10:10 pm, and 10:25 pm; I contacted the police at 8:40 pm and 10:56 pm (*Alverno Heights Academy v. Puleo*, Los Angeles Superior Court, Case #22PDR000845). There is written proof of four calls to the police which are included in the police reports provided by Alverno in this CUP document! There was also an additional police report made, also dated April 30, 2022, submitted by Alverno to the Los Angeles Superior Court, Case #22PDR000845, which is not included in Alverno's *Summary of Calls for Service (2019-2022)*. One could argue that this is simply an oversight made by Alverno, but this absolutely not the case. Ms. Bertollini, Facilities Director, Ms. Fanara, Head of School, and their attorney, Ms. Ellen Driscoll, Alverno Board Secretary, were present at the court hearing on July 11, 2022, regarding the incident that occurred on April 30, 2022. Ms. Bertollini and Ms. Fanara provided testimony, under oath, detailing the events that occurred on April 30, 2022, and yet they failed to adequately and "comprehensively" document calls made and police reports written on that day.

One only needs to read the "comments" section in the police reports contained in this CUP to find out that more than one call has been made on a single incident report, and more than one incident report has been written on a single day, yet Alverno documents only one call is made per event. I believe Alverno has purposefully underrepresented neighbor calls to the police, and the number of police reports made, to lead the commission into believing that neighbors are not disturbed by their noise and behavior. As I have stated several times in front of this commission and the City Council, every time, without fail, when I delve into Alverno's documents I uncover verifiable non-transparency. I honestly don't have to make this stuff up.

TEMPORARY USE PERMIT

Private Events

The City Council listened to neighbor's concerns and challenges over Alverno's numerous private events and determined that 10 events annually is an appropriate amount allowable for temporary use permits. They agreed that Alverno's current level of events is burdensome to neighbors and amended the ordinance accordingly. I firmly believe there is no reason, financial or otherwise, for the Planning Commission to allow Alverno to go outside the city ordinance and have an additional 30 events, 40 events total per year.

I have been a non-profit manager for 30 years and believe I have the experience and knowledge to provide relevant, well-informed commentary in the area of non-profit business practices and financial management. I believe that no other local non-profit agency or private/parochial school relies on a for profit-business or rental income for sustainability like Alverno. Instead, most non-

profit organizations have comprehensive fund development plans and activities that include grant writing, fundraising events, capital campaigns, soliciting sources of funding from businesses, corporations, private and family foundations, individual donors, wealth management firms, etc. I believe Alverno does not intend to actively solicit and secure adequate funding to support their mission and, therefore, must rely on rental activities that negatively affect the neighbors. In 2012, Alverno commissioned Yuang Tai, Inc. to develop a capital campaign for donations for the major planned facilities. I can't seem to find it in the attachments, but Alverno makes no mention of even attempting fund development activities for Villa upkeep and maintenance. With 70 years' worth of alumni, many of which have provided support letters and made presentations to the Planning Commission and City Council, Alverno should have significant endowment funding. That is very telling of Alverno's reputation and/or outreach activities. They have indicated in this CUP that they "do not have a major endowment fund like many private schools." I am completely puzzled why they would provide this information and feel it would support their need for increased rental events.

Non-profit organizations are exempt from federal income taxes specifically because they do not pursue the goal of commercial or monetary profit, yet, this is exactly what Alverno is doing. I am curious if the increase in private events and filming, the IRS calls it "unrelated business income", that Alverno has proposed in the CUP would affect their non-profit status. Alverno's current *classification is based on the assumption that* their operations would continue as stated in their 2003 application, but their operations have changed since that time. Obviously Alverno has a team of expert filing their tax exemption application, but this may be of some concern to the Planning Commission and the decisions they make regarding the CUP.

Filming

I don't believe the Planning Commission should allow Alverno to amend the amended Commercial Photography and Motion Picture Filming Code. Even typing this sentence seems ridiculous! The City Council developed the amended code specifically for Alverno and took into consideration the needs of the school and the needs of the neighbors. We all spend a lot of time and effort, including Alverno, to come to an agreement regarding filming. I see no reason why Alverno should be able to make any changes when the code was amended just nine days ago.

Villa Financials

Alverno staff, Board of Directors, and parents/supporters have always said that rental income supplements their tuition and allows them to provide financial aid and other scholarships to low-income students. But, in April of 2022, Ken Farsing, Board Chairman, changed the narrative and said rental income is used for the upkeep of the "very old", "historical" Villa. We knew then that Alverno was going to argue that rental income is needed to support the operation and maintenance of the Villa. For the last three months we have scoured public documents related to Alverno's finances, and enlisted the help of a professional financial consulting firm, The Foretell Group, so we could refute their claims or, at least, get a better understanding of their desperate need for rental income. Like Alverno, we have developed our own assumptions that support our position.

We believe the *Villa Revenues and Expenses report* for calendar years 2016-2022 was self-generated and based on assumptions and not actual revenue and expenses taken directly from their accounting software or audited financial statements. We believe it was created specifically to support their need for additional private events over and above what the city believes is appropriate. Alverno has not

provided a current thorough and comprehensive expense report that includes a professional evaluation of construction and maintenance needs and written estimates. It may be included in the 800 pages, but I certainly can't find it. Mel Green and Associates completed a *Historic Structures and Condition Assessment*, but it was generated in 2009, and Alverno has said they have completed significant upgrades since that time. They cannot possibly justify \$1.4M in repairs without substantial backup and it is inappropriate for them to believe that significant decisions can be made based on self-generated information. Alverno cannot report any kind of profit and loss, or school subsidy, by simply stating it as fact, without substantial backup taken directly from accounting software or audited financial statements. Alverno's statements, self-generated reports, and lack of appropriate financial backup, is one of the reasons we continue to question their transparency.

The Foretell group has made entirely different assumptions based on the information they have gathered and can support the neighbor's claims of Alverno's financial irresponsibility and instability. The Foretell Group believes that much of the upkeep and maintenance costs of the Villa could be attributed to the ongoing rental usage of the property and that party goers and film crews are more impactful of facilities than the normal wear and tear of staff and students. It is their belief that many of the maintenance costs would be decreased, or even eliminated, if the Villa was not rented out for non-school related events.)

What we can all agree on or assume to be true, however, is that the information contained in Alverno's tax returns and Los Angeles Assessor's office report is accurate (*see exhibit #1: Alverno 990_2020 and exhibit #2: Property Detail_200 N. Michillinda.*) So, here's what we know:

- Alverno took out a mortgage against the property located at 200 N. Michillinda Avenue, Sierra Madre, parcel #5768-001-004, on December 3, 2020, for \$10 million. This does not appear on their current tax return.
- Alverno took out a mortgage of \$5.5 million against the property on December 24, 2019.
- Alverno took out a mortgage of \$4 million against the property on April 2, 2019.
- Alverno took out a mortgage of \$2 million against the property on April 3, 2017.
- In 2020 Alverno claimed an operating budget deficit of **-\$430,487**.
- In 2020 Alverno claimed gross rents of \$401,417 and rental expenses of \$16, 539.

Financial Incentives

I just learned about the Mills Act today and think it is wonderful that Alverno can get financial incentives to help in the upkeep of the Villa. If granted, Alverno will be compensated for the cost of rehabbing and/or maintaining the Villa and receive a reduction in property taxes. I believe this will offset some of their lost revenue from decreased filming and special events.

Noise Study

It is ridiculous that Alverno has referred to a settlement agreement from 1998, that resulted in court ordered sanctions against Alverno, in validating their current noise study. It is irrelevant that neighbors agreed to 70dB - 94dB noise levels in 1998 and, frankly, makes me question the other justifications contained in this 800-page document. 70dB - 94dB is significantly above local ambient noise and violates the Sierra Madre noise ordinance. It puzzles me why Alverno would admit that

noise levels emanating from the Villa get to 94 dB from 7-10 pm. Neighbors have been complaining that noise levels are this high during filming and rental events, yet Alverno denies their claims.

We all know that the Sierra Madre noise ordinance does not just include decibel levels over ambient, hours of the day, and day of the week, it also includes “unnecessary, or unusual noise which unreasonably disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person...” The Sierra Madre police department fails to recognize this portion of the code and regularly dismisses neighbor complaints and fails dispatch officers, log calls or write reports. I can assume the noise study ignores this portion of the code as well and did not take into account vibrations, idling trucks, film pyrotechnics, explosions, and gunshots, high pitched screaming and whistling, and amplified staff and DJ voices that can be heard clearly on neighbor properties. I did not have time to review the noise study and, frankly, wouldn't understand it if I did.

Conditions of Approval Alverno Revisions

This section of the CUP was extremely difficult for me to read and brought me to tears! Neighbors, like myself, have made presentations and sent letters to the City Council and Planning Commission, and called the police voicing our concerns about Alverno not adhering to the current CUP. We have worked so hard to create positive change in our neighborhood and improve our relationship with Alverno. I don't think the planning commission realizes what Alverno has put me through and many of my neighbors, who I now call dear friends. I don't have the time or the energy to discuss my journey here, but it is absolutely offensive to me that Alverno is asking for significantly more than has been allowed in the past or is allowed by the amended city ordinance. They continue to talk about wanting to work together with neighbors, yet, they take every opportunity to chip away at our American dream and the quiet enjoyment of our homes. I promised Chui Chow (*Chui Chow v. Mt. Alverno High School*), over two years ago, that I would carry the torch for her and Janet Owens, take over where they left off, and advocate for our neighborhood. I won't let Alverno prevent me from fulfilling that promise.

I have to believe that Alverno is going for broke here and doesn't really think these conditions are appropriate.

1.5 Alverno has told neighbors that they have little control over individuals who rent the facility for private events and the city who approves permits. Alverno has said that they monitor the noise level of rented events, and purport that they will continue to do so under this CUP, yet Alverno staff does not work on weekends or after business hours when the majority of rental activities occurs. Alverno staff is not available to answer neighbor questions, concerns or complaints while the event is taking place. How does Alverno intend to monitor noise of the Villa and assure that DJ's abide by the noise ordinance? Alverno has disputed the validity of neighbor decibel readings using cellphone applications. Will they monitor noise level in another way? We have walked the perimeter of the campus during a few events and found no hired security guard. On one occasion we spoke to one security guard but she did not speak English.

1.7 I have already provided discussion on my issues with the noise study. Any sound barriers, like window screens and doors, should not be removed. It makes no sense to me why Alverno would be motivated to remove screen windows and doors.

2.1 and 2.2 Neighbors have indicated that Alverno has failed to monitor event noise and ensure city noise code compliance, therefore, I believe they should not be allowed any more events than the city TUP ordinance allows.

Alverno has many events taking place on campus daily in addition to rental events, like sporting, educational, and religious events, campus tours, filming, and pro-bono usage of the Villa; I believe the Planning Commission must take into account the cumulative use of the property and not allow Alverno to have more rental events than the city TUP ordinance allows.

If Alverno wants to continue to maintain that their facilities are “used for city awards ceremonies, Friends of the Sierra Madre Library, the Wisteria Festival, Sierra Madre Boy and Girl Scouts, the Sierra Madre Dance Company, Sierra Madre Girls Softball Association, Sierra Madre Elementary and Middle Schools, private Sierra Madre schools and other events”, and “the school’s athletic facilities are available for neighborhood and City use” they cannot possibly be allowed to have forty rental events. As my father says, “they need to pick a side!”

2.5 Adrea Bertollini, Facilities Director admitted that she does not provide calendars to neighbors on a regular basis. The City Council and Planning Commission have suggested she provide ongoing, up to date calendars to neighbors, so they are aware of, and feel they have some control over, the events and activities that are taking place on campus. She has NEVER, to this date, provided accurate event calendars to residents on a regular basis and neighbors are not permitted to access school calendars through Alverno’s website. Alverno has yet to figure out how to send mail to my address or consistently use my email for correspondence. Ms. Bertollini says it is IMPOSSIBLE for her to provide a monthly calendar to residents, yet Alverno can provide a monthly calendar to the Director of Planning and Community Preservation under this CUP. I believe this is yet another reason why we feel Alverno is non-transparent. Providing neighbors with accurate calendars may alleviate some of these negative feelings.

3.2 There is no impetus to change the current CUP which states, *Friday or Saturday night rental events shall begin no earlier than 9:00 a.m. and end no later than 10:00 p.m. with all music ending not later than 9:30 p.m. Sunday rental events shall begin no earlier than 12:00 p.m. and end no later than 8:00 p.m. with all music ending at 7:30 p.m.* This one really got to me!

4.3 Oh goodness, party goers already drive drunk through the neighborhood. Please don’t allow Alverno to serve alcohol less than an hour before the end of an event.

5.2 and 12.1 I don’t think a bi-annual meeting with Alverno neighbors is going to help ameliorate anything and will drive an even bigger wedge between us, but this is not a dealbreaker.

8.2 I do not live near trash bins but neighbors say the crashing of bottles is really bad. There is no reason to change the current CUP from 9:30 am the following day of the event, but this is not a dealbreaker for me.

FINDINGS

3. The proposed use WILL absolutely interfere with the use, possession and enjoyment of surrounding and adjacent properties! I honestly believe that most of what is contained in this CUP was not developed to protect neighbors from impacts due to the operation of the Villa for private rental events. I think the Planning Commission sufficiently understands our position on this.
4. Of course I believe there is no demonstrated need for the use requested. I hope the Commission can see how hard we have all worked to review these 800 pages, understand city codes and processes, familiarize ourselves with state laws, and provide the Commission with a thorough and succinct explanation of the challenges we have experienced as Alverno neighbors and why it has to stop.

CLOSING STATEMENTS

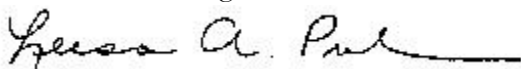
Neighbors don't have lawyers, architects, specialists, etc., at our disposal like Alverno. Many of us know nothing about city codes or city processes like ex city manager and Alverno Board Chairman, Ken Farfsing. Most of us have never made presentations in front of the city until now. We have had to put in hundreds of hours of research just to be able to understand what Alverno is trying to do in our neighborhood because of their lack of transparency. We have had to attend every City Council, Community Services, and Planning Commission meeting for fear that Alverno will try to impact our neighborhood further.

We worked tirelessly to voice our concerns about Alverno's filming and event rentals so the City Council could amend the Commercial Photography and Motion Picture Filming Code and Temporary Use Permit to address some of our needs and challenges. We were thrilled when the city listened to us and agreed to create more comprehensive codes and limit filming and event rentals, yet, Alverno somehow believes they are different and more special than any other business, organization, or school in Sierra Madre and can change the rules.

We hope the Planning Commission sees the passion we have for our neighborhood, our community, and our advocacy and preservation efforts and the compassion we have for those amazing kids and young women who get the opportunity to receive a wonderful education across the street for our homes!

We believe in this process and are confident the Planning Commission will take our comments and concerns into consideration, and the challenges we have faced with Alverno for the last two decades, and make decisions that will support and ensure the success and wellbeing of Alverno and their students, the city, AND its residents.

Thanks for listening.



Clare Lin

From: Amber Tardif
Sent: Thursday, July 21, 2022 1:16 PM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: Public Comment for the Sierra Madre Planning Commission Hearing
Attachments: Planning Commission Leesa Puleo July 21, 2022.docx

Public comment

Regards,

Amber Tardif
Administrative Analyst
Administrative Services
City of Sierra Madre
626.355.7135 ext. 308
atardif@CityofSierraMadre.com
www.CityofSierraMadre.com

Stay Connected -



From: Leesa Puleo [mailto: [REDACTED]]
Sent: Thursday, July 21, 2022 1:16 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Public Comment for the Sierra Madre Planning Commission Hearing

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

Please submit the attached files to the members of the Planning Commission for tonight's hearing.

Leesa Puleo
[REDACTED]

Clare Lin

From: Amber Tardif
Sent: Thursday, July 21, 2022 2:42 PM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: Item #2 7/21/22
Attachments: 2022_07 21 PC Vincent ask about the upper sport court.pdf

Public comment.

Regards,

Amber Tardif
Administrative Analyst
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www.CityofSierraMadre.com

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From: K S [REDACTED]
Sent: Thursday, July 21, 2022 2:41 PM
To: Vincent Gonzalez <vgonzalez@cityofsierramadre.com>
Cc: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Item #2 7/21/22

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

Hi,

We sure hope the Planning Commission will not be ready to address

CONDITIONAL USE PERMIT AMENDMENT 21-19, AND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN

Tonight but just in case, we need clarification on the mysterious upper school sport court.
Thank you

Respectfully yours,
Mr. & Mrs. K Stephens

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Planning Commission Members City of Sierra Madre

Mr. Bob Spears
Mr. Tom Denison
Mr. John C. Hutt
Mr. William Pevsner
Ms. Peggy Dallas
Ms. Rachelle Arizmendi Council Alternate/
Council Member

Mr. Robert Parkhurst Council Liaison/Council
Member
Staff Liaison: Vincent Gonzalez, Planning and
Community Preservation Director
Aleks Giragosian: City Attorney

Comments sent to planningcommission@cityofsierramadre.com

7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024

July 21, 2022

Item#2:CONDITIONAL USE PERMIT AMENDMENT 21-19, AND ADDENDUM TO THE MITIGATED
NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS ACADEMY MASTER PLAN

Good Afternoon Vincent,

Thank you for providing the file box during our public records request. At the time of the request none of the items we discussed yesterday were online. We think we have the final figured out and are trying to delete all of the other copies so we can work from the correct document. How do you keep it straight?

Might we suggest adding Rev (#) to the names of documents that are changed out or updated in the future. Us laypersons need a way to discern if we are working from the correct and latest documents. Going through 800 pages is daunting for the neighbors who are even less familiar than you.

BTW, we do not completely agree with your summary but nice writing.

1. What was the name of the document you said you were just uploading during our visit?

2. Kristin asked you about the upper school sport court. Does the city have any documentation that specifically states where the Upper Sport Court will be? -Or - if Alverno plans to have one at all?

To refresh, there is a new image in the Alverno documentation that labels the sport court bordering Highland as the "lower school sport court". Never have we seen a label delineating there will be a Lower School Sport Court before.

We have attended every city meeting, and all of Alverno's expansion meetings. We have asked about the sport court and we get crickets.

Nowhere in the plans, handouts (at the meetings) or public notices mention the build of a sport court, let alone there could be two, and the playground.

The more we mulled over your answer that you felt the field was the upper school sport court the more we felt it couldn't be. True, there is a field but it has never been described as a sport court which could be described as a modular hard surface with special features to assure different sports can be played on it safely.

We continue to have great concerns that Alverno has been rather silent in documentation and at any meeting that there would be an Upper and Lower Sport court. We thought we dodged that bullet in seeing the application plans last year when we saw a singular sport court and playground along Highland.

Now we feel duped after Alverno's presentations. The latest documentation and application shows a labeled "lower school sport court" which has moved closer to Michillinda and Highland.

The Michillinda parking lot that has been used without permit or study for the last two years. That is unless we refer to the meetings we attended in 2005, 2009 to the completion of the 2011 CUP. Over and over, we understood the various studies and configurations ruled using the Michillinda parking lot was needed for parking and any other use would be too impactful. Alverno and their reps told us that is why the sports complex was most appropriately being constructed at the Southeastern portion of the campus.

The extensive usage for the last two years has been raised by us in numerous communications to Alverno administration and BOT without response unless you count "we'll get back to you." This lack of transparency and secrecy about the use of Michillinda parking lot by Alverno is par for course. We have written and called Alverno administration (cc'ing the BOT) because the usage has been detrimental to our peace of mind and caused us to greatly change the way we live and use our home and care for our families. We had hoped it was temporary.

Alverno has historically acknowledged their noise was too impactful during the 2005-2011 negotiations, and as well as through correspondence from then facilities manager, Cindy McCloughlin. We were asked to allow the Multipurpose Building to go through as the solution.

The neighbors were led to believe in the 2011 CUP negotiations that the court sports would go back to offsite rental facilities until the build of the Multipurpose building. At a 2022 Alverno parent meeting several parents were very upset over their children playing in the parking lot (citing safety issues with vehicular traffic, turned ankles due to the slope, etc). Other parents were very upset stating they came to Alverno on the promise of the MultiPurpose Building that has never been built. They had reasonably expected

that is where their children would be playing/practicing/participating in volleyball and basketball, sports, recesses and assemblies. Not in the parking lot.

Kristin has contacted Amber regarding the missing TUPs for the Villa and she says there is an email response. Again, thank you and your staff for pulling documents for us to review that have since been put online.

*Yours,
The Stephens*

May 16, 2022



Dear Chief Armalin,

It seems that trying to get a violator of the city noise code requires me to make a private citizen arrest if the police don't witness. This morning Alverno's gardeners were onsite working with lawn mowers, tree trimmers and weed wackers. Our family was woken up because they were working at 7AM on the northern side. The code says no gardening. I walked over to make sure (because it always has been Alverno gardeners) that flaunt the code and start early on Saturdays, Sundays and even holidays. We have logged 5 calls for early morning gardeners.

Yes it was Alverno's workers. I took pictures as proof. I waived my arms, I did not yell, they could not have heard me over the machinery. I could not get their attention to ask them to stop. One guy looked up, appeared to see me then turned away so I chose to call the police to get the noise code violator stopped.

For too many years, myself and other neighbors have had to call Alverno's facilities manager, Andrea Bertollini, as instructed if we have complaints regarding intrusively noisy activity. Our years of asking Alverno's gardeners to stop showing up before the allowed times according to the noise ordinance for Saturday, Sunday and holidays has not halted their violations.

Upon hearing the multitude of complaints residents adjacent to Alverno residents were advised a planning commission to call the police and state we want to make a complaint. Apparently just calling about a problem is not a complaint. Today I was told the officers could not go on the property, it's private. So I ask, short of my having to file a private citizen complaint what can be done so that the residents can get some peace on the weekends?

CUP condition, gardeners come during the week up to 7PM. No weekend gardening or landscaping, with the exception of a parent volunteer day and may not assemble or start before 9AM. CUP

Gardeners and maintenance should be let onto the property by the facilities manager. They should not have keys so that they can enter prior to the hour designated by the city code that way Alverno is responsible for the violation.

Dates we have been woken up by gardeners, and we don't call the police but have alerted Andrea Bertollini and asked that this practice be stopped.

Woken up just before 7AM to landscaping machinery - mower, someone weed wacking, running a blower and at times it sounded like a buzz saw or tree trimmer.
7:20 walked over.

Dispatcher Erin kept putting me on hold then appeared to hang up on me so I called back. My gut feeling was that she did not grasp why this was an issue. I asked more than once for a dispatch. I feel I was upset but measured in speaking with her. We can listen to the recording.

From my home I saw officers at Alverno and the gardeners had stopped. I walked over and suggested the gardeners had used either Highland or the Wilson gate to enter as Michillinda gate was locked. The officers stated they could not hear or see the gardeners. I concurred.

Walking back to my home on Grandview when I could see the gardeners hiding by their truck on the drive by the Villa. I took a picture and returned to the officers. The offenders had turned off their equipment once they saw the officers. I showed Officers Blackman and Deems the pictures of the activity and the truck with gardeners still onsite.

The officers stated since they did not hear or see the gardeners, the procedure would be for me to file a citizen's complaint to have them arrested. No resident neighbor wants gardeners arrested. That seemed overkill and it was frustrating because the officers said the property was private. Does that mean if a resident will not let the police on property they have no way of addressing a noise complaint?

We do want the gardeners cited for a violation on the noise ordinance so they get the message. Alverno's principal Fanara and facilities manager, Andrea Bertollini, have not done enough to stop this unreasonable noise that impacts our home on what use to be a quiet Saturday morning. It use to be, until Alverno switched from Thursday gardening to Saturdays. We understand that is their right even if we find it inconsiderate. These are things we use to be able to bring up at the mandatory quarterly meetings that Alverno is in violation of holding.

Short of the citizen's arrest how can we stop this practice from happening again and again? We don't want to even do this. Alverno's inability to manage, let alone know who is coming and going on their property has become our problem.

Congratulations on your crossing over to civilian life. If you are not the person to handle this, please pass it on to who will be in charge after you. Thank you.
Yours, Kristin Stephens



Clare Lin

From: Amber Tardif
Sent: Thursday, July 21, 2022 2:38 PM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: Planning Commission meeting 7/21/22
Attachments: 2022_07 21 Letter to the Planning Commission Villa ReUse f.pdf; 2022_07 21 Attachment 1.pdf; 2022_07 21 Attachment 2 Noise.pdf

Public comment.

Regards,

Amber Tardif
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From: K S [mailto:████████████████████]
Sent: Thursday, July 21, 2022 2:33 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Planning Commission meeting 7/21/22

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

Good afternoon Amber!

Please keep these three documents together as our submission for the coalition of Gurhardy Heights Neighbors regarding Alverno items on the agenda

2022_07 21 Letter to the Planning Commission Villa ReUse f.pdf
2022_07 21 Attachment 1.pdf

Respectfully yours,
Mr. & Mrs. K Stephens

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Mr. Robert Parkhurst Council Liaison/Council
Member
Staff Liaison: Vincent Gonzalez, Planning and
Community Preservation Director
Aleks Giragosian: City Attorney



Comments sent to planningcommission@cityofsierramadre.com upload by 3PM

7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024

July 21, 2022

Re: Item #1 – Conditional Use Permit 22-03. Conditional Use Permit (CUP 22-03) A request to allow adaptive reuse of the Villa del Sol D'Oro (aka the Villa) for private rental events on property located at 200 N. Michillinda Ave

Good Evening,

Thank you for another opportunity to give input and provide you with something to consider when deciding on the Adaptive Re-use of the Villa. We see no reason this has to be decided at this meeting after downloading this monster of an agenda. The Villa's TUP is good through 8/31/22. It seems fair to discuss a transition with Alverno administration (and Board Of Trustees) if there are weddings or events booked in early September on a case by case basis.

We are back before you with what looks like it's going to be few more exhausting meetings in order to flesh out the CUP requests by Alverno. This is not a popularity contest. Moving next to a school does not mean a homeowner, or renter, gives up their rights, especially if the school is conditionally permitted. Alverno started a school within what was originally a residential zone. It has benefited from the ambiance of Sierra Madre and our Village neighborhood. We see this as a problem of a school expansion that seems intent on gutting the very reasons they have chosen to keep their school here. Alverno could have found a more suitable location like Maranatha. We love it here too. We don't want to move.

In fact, we see ourselves aging in place here. We have looked towards the day we will sell the family business we have grown, retire and become more involved in our community and passions. We came to Sierra Madre to see a friend and stayed. Our children have benefitted immensely from having family living close by as they grew up and attended local schools. We would like to leave our home to our children. We don't know if they will keep it if Alverno continues to operate as they have been.

My husband and I are of the sandwich generation like so many others. As our parents aged, we saw ourselves helping and caring for them. We are indebted to the strong family values and morals our parents imparted, plus we love them. My father-in-law was a Navy Seal. He was called to Washington DC after he left the service. He started many successful businesses and upon retiring was a prolific volunteer for a great many philanthropic local

charities. Sadly he was diagnosed with Alzheimers. He had to stop coming to our home, especially on the weekends with Villa rentals because the noise disorientated him.

As my mom's physical health deteriorated she needed a one story home for which we have. She couldn't take the filming, the field construction, event or school noise, and the traffic. She no longer lives with us. Just prior to the pandemic we saw the growing need to have our other mom move in. We worried about her being isolated. Again, we had the space, and we wanted her to live with us so she could enjoy Sierra Madre's walkability. It makes us very upset to have ended up finding her a home (really far away) where she can walk for thousands of dollars a month. It wasn't safe to walk around our neighborhood anymore because of the traffic from the K-8 school. It was a profound amount and her safety was a great concern because she went on several walks a day. The filming activity disrupted her sleep not to mention the late nights and early mornings. The noise from the whole school for the last two years frightened her.

It makes me cry to write this as we are reminded of how we have had to physically alter our home, change our routines, stop using our home as it is designed and our lives because of AHA. Do you know what it cost to replace 7 glass sliders with triple pane glass, to soundproof an attic and crawlspace from the noise of Alverno using the Michillinda parking lot as a sport court? We do. We are looking at at least a \$200,000 retrofit. And that will not do a thing for when we want to go outside or use our porches.

Where is Mr. Fartsing going with the secular and non-secular? Is there an implication that by asking for the vision of the Sierra Master Plan, Municipal Code and our rights to an expected comfort in our home in some way denies AHA their religion? Does just asking Alverno to turn the amplification down in their concrete courtyard infringe on their religious right? Does something being secular vs non-secular supercede our home owner rights? We don't tell the AHA or their supporters how to live in their homes or how they should worship. We do not understand why they feel compelled to tell us how to live, or be forced to listen to their speakers, or the few who tell the neighbors that we should move? We don't want to leave our family, our friends, our home and established business for AHA to rent the Villa. Alverno has never discussed religion with us. We are Catholic so we understand.

We strongly believe the city should have NEVER agreed to the K-8 without a full study of their plans and use. We do not believe AHA should run itself like the "Air Bnb from hell." We want our home and lives back. Our quality of life has been intruded upon for far too long under Alverno's rental and over usage.

We need more time. This is nuts to have to read, digest, and dissect this agenda in 3 days. We started working off of a 400 page document, then 800 pages after Friday, and then 806 pages.

Item #1 of the Villa portion appears (at first read) that **AHA is asking to be permitted to operate more liberally than what the current code has just been passed.** This seems to be

without consideration of the neighboring residents. **It's the same old usage written up differently.** We see little acknowledgment, or change, after providing our concerns to Alverno many times over. The neighbors who have been contacting us and went to meetings have asked that the commission compare the conditions and consider the cumulative usage that brought us to the council and the commissions in the first place.

Why has Alverno not attached our concerns, our emails? The minutes of their 1/24/22 meeting do not accurately reflect what Kristin Stephens actually stated. Keith Stephens input has been completely left out. *(We provided the Planning Commission on 11/18/21 and 4/21/22 documents with our concerns)*

We also understand the 1/24/22 meeting was taped by AHA. If it was, that was illegal to do so without our consent. If so, we would like a copy of this recording so we can transcribe our comments. We had asked for accommodations to record a prior Alverno meeting to allow full access under ADA per Kristin's disability. Ms. Bertollini denied this request saying, "No, some of the participants would find that uncomfortable." Kristin was expected to be in a wheelchair for the 1/24/22 meeting. She requested a place that would not be downstairs, and preferably not inside with a Covid surge. Ms. Bertollini responded, "You can stand outside." Alverno actively engages in denying persons with (seen and unseen) disabilities access to this process. Even the parkway Alverno is supposed to be maintaining will go 8 months being impassible because vegetation covers the sidewalk. That is a CUP violation. It was finally cut this week.

On 1/20/22 we asked to speak on an item not on the agenda. We submitted the attached letter to help the commission understand how difficult it is just to get a mutually agreeable meeting place and an accommodation under the American Disabilities Act. *(Attached: 1 2022_01 20 Letter to PC re AHA expansion mtg refusal)*

Only after we contacted the commission would Alverno move the meeting outside. It took several emails and too much time for something so simple if one actually wanted to be a good neighbor. Alverno would not reach out to any neighbors who rely on snail mail notices to provide the corrected information regarding their initial meeting protocols. That is NOT an energetic or robust outreach to the neighbors. Kristin still had to leave her wheelchair at the base of the stairs in order to attend the meeting.

We hope that much of what we have *already* provided to the Planning Commission, Services Commission, the City Council, and even Alverno will have been given to you and will have some weight. Certainly we can inundate you with proof using a ton of emails, phone logs, snail mail, our calendar logs, images, sound recordings (if only the city website would accept them), and sound recording reports. Alverno demands we provide them proof of our concerns so we have created quite a history. Where are our emails with pictures or dates and times sent to Alverno with our issues? Or the call logs?

Where are the hourly decibel readings from the Villa events? When can the neighbors stop being the CUP/TUP police? We attended the 5/23/22 expansion meeting regarding noise. We

were unable to take with us any documentation which has left us very little time to delve into the noise studies. We were handed a log from a rental event and noted the guard had downloaded a noise app to take readings on their iPhone. We bought a noise meter and compared it to the noise capturing app we use on several phones. The decibel reading is not very different. We have tried several and find the NOISH app recommended by the CDC allows an unlimited time to collect a sampling, using an external mic with a wind screen and will generate a report. (Attached: KS noise generated reports.pdf — A sampling of sound reports generated from various noisy rental events. Images comparing two different collection devices)

You must have the same 800+ documents to review so we will try to balance our input with only a few examples. We do not want this to be a he said she said. We have physical examples of why we are asking for conditions that are specific to the Villa rentals, events and films and not an issue in other neighborhoods in Sierra Madre on an ongoing basis.

Thoughts reading through the application concerning the Villa's CUP Item #1:

Why can't there be one CUP under one address? There are two addresses throughout the application and agenda asking for 2 CUPs. For the sake of ending the confusion There should only be one. A Conditional Use Permit (CUP) application has been submitted by Julia Fanara, Alverno Heights Academy (AHA) Head of School to allow private rental events and filming to occur in the Villa Del Sol d'Oro ("Villa"), located on the AHA campus, at **200 N. Michillinda Avenue**. On page 53 of the application and elsewhere uses 675 W Highland Ave

- Why did this differentiation start in the last year or two?
- Why can't there be one and consistent across all applications, permits and other documents?
- What is the benefit Alverno gains by having two addresses?
- Two addresses, two CUPs for essentially what Alverno owns and is all their property. Aren't we going to be going back to the same confusing problem of having to determine between the various uses and which CUP this or that problem or issue it falls under. It's easier to police and easier for residents to defer to. *Let's simplify this.*

As much as **we have expressed to Alverno administration that we would like to see them thrive, we just ask that it not be at the expense of our family's right to the peaceful and quiet enjoyment of our home and how we use our property.** Alverno (aka AHA) has consistently stated in public and at neighbor meetings that it uses the revenue generated from renting the Villa for paid events and film shoots to fund student tuition and scholarships. Now that they are before the city Alverno is spinning their for profit business for the ongoing upkeep and maintenance of the Villa and school property.

- **In an interview with ABC7 Eyewitness News on March 8, 2022 regarding alleged fraudulent activity to obtain permits from Sierra Madre, Principal Fanara stated that “the school does its best to keep filming noise down, but **uses the income from movie shoots to keep the K-12 school up and running**” <https://abc7.com/sierra-madre-permit-signatures-filming/11633732/>*
- **October 1, 2009 Sierra Madre Weekly. In an interview, Principal Ann Gillick offered that filming money, “often as much as \$100,000 per year (2010 rates) - is usually earmarked to help cover education costs as well as maintenance and renovations for the Villa facility.”*
- *At several neighborhood meetings since 2010, residents will confirm they were told by Alverno’s past principal Ann Gillick, and current principal Fanara, as recent as 9/19/19, filming and Villa rentals help fund the student tuitions. See the Meeting Minutes*

As explained to the neighbors during neighbor meetings, Alverno offers an artificially low tuition in comparison to the same quality private school in the area. Alverno hasn’t warmed our hearts by admitting they must make up the shortfall in some way at neighborhood meeting after meeting so we will feel bad. *AHA has a variable tuition:*

*“Tuition at Alverno is not a ‘One-size-fits all.’ It’s a range—a **range that spans from 30-90% of the full cost of education.** Variable Tuition adjusts tuition rates to meet your family’s unique financial position. **No family at Alverno Heights Academy pays the full cost of educating a student, which is \$25,900; instead, every family already receives a grant of \$5,750.**” www.alvernoheightsacademy.org/visiting-alverno/affording-alverno/variable-tuition-information-application/*

- **400 AHA students x \$5,750 = \$230,000 That’s A LOT of tuition to make up.**

The wording has been changed during their application to read:

“In 2020-2021, the cost of tuition and fees will cover only 79% of what it costs to educate a student at Alverno. Thanks to the generosity of foundations and individuals, Alverno will provide each student with a “grant” for \$5,750 for the 2020-2021 school year.” <https://www.alvernoheightsacademy.org/visiting-alverno/affording-alverno/scholarship-financial-aid/>

We feel this is a poor business model and AHA. Residents have repeatedly ask the Alverno administration to stop trying to make up the shortfall from the tuitions on backs of the neighbors through their excessive filming and rentals of the Villa and grounds. Alverno has chosen to ignore the successful business persons, accountants and non-profit fundraisers attending the neighborhood meetings. Personally we have found it short sited to not truly reach across the aisle and collaborate. Alverno can run their operations as they see fit. We have been

asked to “understand” for too long. Albert Einstein: **“Insanity is doing the same thing over and over again and expecting different results”**

(Attached: 2 2009_10 07 Wilson resident complaint letter.pdf A decade old letter from a neighbor that could have been written in 2022. Same issues and problems.)

We can understand SOME Villa maintenance is needed, but disagree that more rentals are the answer to resolving the issues between the neighbors and Alverno. Principal Fanara says, “We are trying to be good neighbors”. Please show us with action since we provided you with our concerns. Even today we were woken up with the ground shaking. When the back up beepers commenced we knew it wasn’t an earthquake. We look out our home to see a skiploader dropping it’s scoop on the ground, tearing out vegetation and dropping into a giant dumpster bin with a boom. Where was this notice from AHA as promised we would have heads up to such noisy producing (and probably necessary) deconstruction? AHA plans to use the Villa for administration and other student uses which can be found in their application. It is a use they are taking on, plus the wear and tear from rentals adds to their inflated needs. That is on Alverno and their families. We don’t ask our customers to pay for our maintenance.

Schools abound like the Southwestern Academy, and Westridge School for Girls that have historic buildings that are not used to fund their endowments, or maintenance. Westridge maintains historic architecture, including the Pitcairn House, a craftsman built in 1906 by the influential early 20th Century architects Greene & Greene. And there are so many more private schools throughout Southern California who don’t bank on their historic buildings to fund their endowments through filming and party rentals. Now if it were only the Villa and not the school, that might be different.

Please do not allow additional rentals to fund what the school should have in an endowment fund after 60 years, and by their families who support the school. **The neighbors should not be asked to shoulder the negative impacts of event rentals - paid and pro bono, plus more filming on top of the school use.** *(Attached: 3 2022_07 12 Petition re film code and remedies 4 PC 7_28.pdf)*

Please consider cumulative usage when it comes to conditions for the Villa rentals and usage. Alverno’s application goes on to talk about benefits to the city: *“the past 30-years, Sierra Madre Girls Softball Association uses the softball field, the facility has been used by the City, the Wisteria Festival, Sierra Madre Elementary and Middle Schools, private Sierra Madre schools and Friends of the Library”*

ALL events should end at 10, lights off the property don’t make the residents have to constantly be the CUP police. Standardize some of the usage so there is no argument as to when the campus and Villa are closed. It will benefit AHA too. Alverno might not-for-profit use that goes to 11, and some school events until 12AM. **ALL VILLA USAGE deserves to be considered and covered.** Neighbors often complain that there is activity onsite and yet it’s not on the calendar and that is a violation of the TUP.

For example on 4/30/22 we heard mariachi music in the latter part of the afternoon. As the paid rental event progressed we then felt bass driven music. We waited for it to stop or someone else to call the facilities manager. After a heart palpitating few hours we tried to get ahold of Andrea Bertollini. Her voice mail was full.

We walked down to Highland exit gate (it was locked - a TUP violation). We could hear a DJ saying come in and party either "more" or "longer" and it was already 9:30PM. People were mingling on the veranda and down the steps. We returned home and waited. We called the police at 10:25PM.

We explained the rental was supposed to have ended at 10 yet the parking lot was full of cars. It wasn't all catering trucks. We asked that our complaint be logged remembering a past Planning Commission meeting discussing this. We waited and about a half an hour and then we could hear a police loudspeaker coming from the East. Our complaint was derived on the West side of the campus.

Only later did we find out there were basically two events going on after 10PM. The calendar we were sent by Alverno said nothing about there was going to be a theater set drop off. Two situations, totally unrelated and it did not have to be like that if Alverno actually closed the event down according to the TUP.

Also, we had to listen to the hooting, and hollering and yelling as the party goers gathered in the parking lot prior to getting in their cars.(another violation) Where was the guard? They should have exited out the Highland gate (another violation.) And there is no record of our call regarding our complaint regarding the party event.

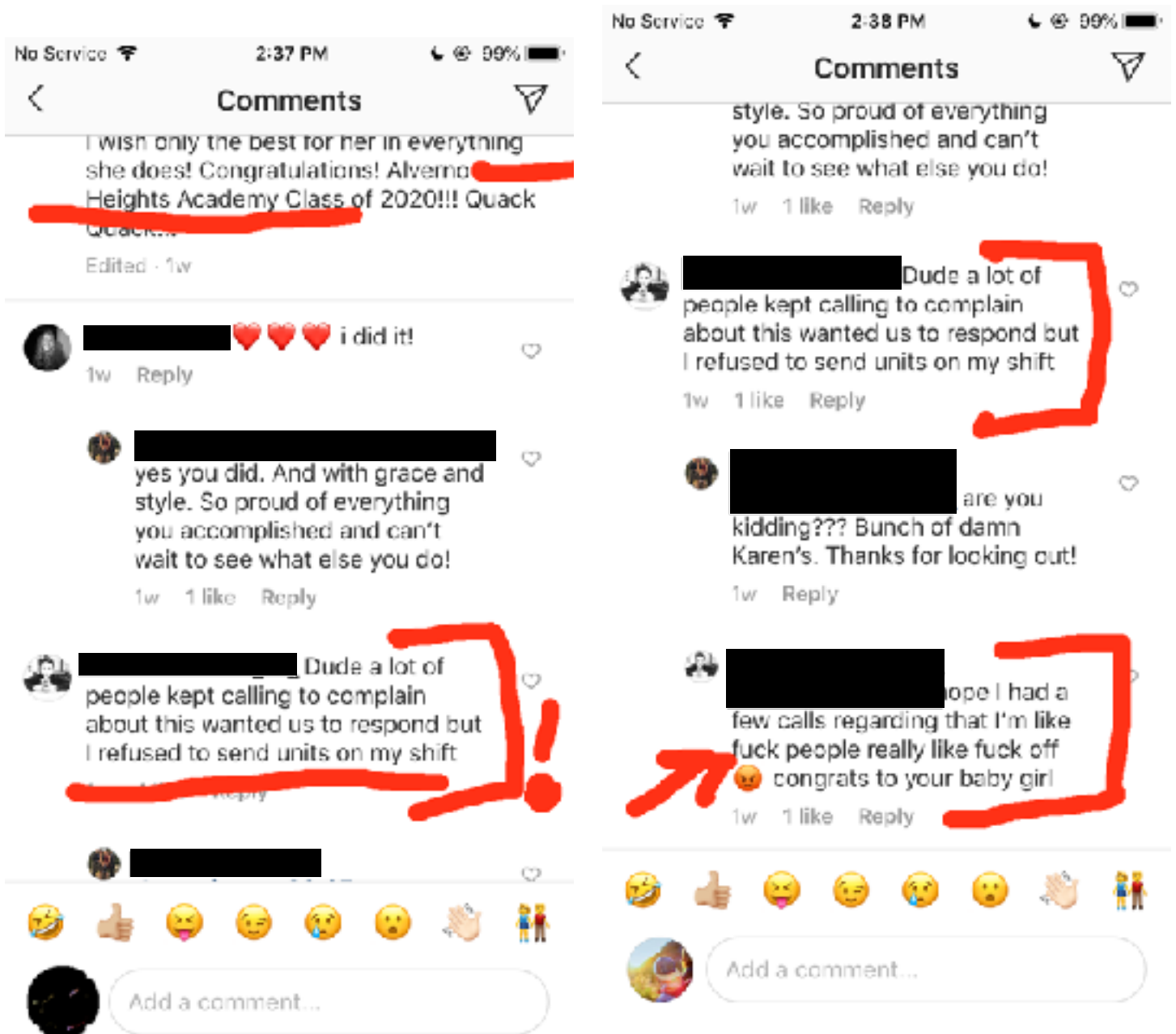
Just know that we do not want to return to a schedule like it was in years past. (*Attached: 4 Villa rentals pre negotiations.pdf*)

Where are the logs from the resident calls to Alverno in this report? The emails?

We try to only contact Andrea Bertollini regarding school issues and the police when she is unavailable. Her letters say she is always available but that is not our experience. We don't call for every incident either. It's frustrating, and until this expansion request, it felt like a waste of time. Per the TUP, there has been no reliable security guard number for years. Ms. Bertollini is very difficult to reach. She has many reasons that vary over the years. Too often we have walked over to the gates outside 200 N. Michillinda during loud weddings only to find no one at the gates. What are we to do? We don't feel comfortable going on the property, Alverno might slap a restraining order on us and say we were harassing them. It seemed the police were often not available during the disturbance if they came at all. Our police work hard and we understand they might be out on another call.

Little has changed in the residents ability to be taken seriously or heard. We have called the police when Ms. Bertollini does not answer her phone or does not return our messages, or her mailbox is too full which we have confirmed and documented in emails afterwards.

Unfortunately our suspicions of being ignored by our own police were confirmed after finding evidence like this:



Please enact conditions and treat the Villa as a Frequently Filmed or Highly Desired Film location that it is. We did our own research as to how other cities handle highly desirable locations for filming. It is not uncommon to have a red flag or trigger document that deals with the special and unique situations filming at a location like the Villa. Attaching a specific Red Flag document for the Batman house in Pasadena and how Pasadena handles it. (Attached: 5 Examples of frequently filmed location Pas So Pas.pdf)

Burbank, Malibu, Pacific Palisades, and many other cities have been able to address this issue. Why doesn't Sierra Madre? The Villa is heavily marketed through various means including its own website. A search online brings up page upon page of wedding blogs, photographer sites, Yelp, Instagram, Facebook, film portfolios, YouTube, and so on. I was told the Villa is also in many of the location managers books as a good site for filming. We do not feel that a measurable and enforceable condition will affect any future bookings with the Villa's desirability.

https://www.burbankpd.org/assets/1/7/NEW_Film_Permit_Rules_and_Regulations_3-2021.pdf

*Highly-desirable Areas: Within Burbank, **there are identified areas determined to be highly desirable for filming.** These include areas that are experiencing frequent filming where filming unduly impacts residences, businesses and/or traffic within Burbank. Filming in these areas will have limits that may include the frequency of film days annually conducted in the area, hours of filming, parking availability and street closures along with additional restrictions. A list of highly-desirable areas is included in Attachment C. These areas may change and will be posted on the film permit website.*

(Attached: #5. Examples of frequently filmed location.pdf)

Quantity does not make for quality when it comes to the conditions. Some of the conditions are not worth the paper they are written. We have provided the 1998 Neighbor lawsuit already. We too were handed, Nagy's security guidelines in 2013 and told we could refer to it. But what is the point, if for years, we couldn't get anyone to enforce them. Often the conditions are too vague, or easily excused by AHA when the police do arrive, or just as confusing is trying to explain that there is a CUP to our city employees and police force. We hope we have the time to compare what we have provided in complaints, concerns and then what we would hope to see in the Villa CUP. Frankly we hope this is not even decided at this meeting.

Most importantly, please do not add conditions that are vague (such as when amplification outside can be used) or require the neighbors to be the CUP police. Alverno wants to be good neighbors but history has shown us otherwise. When it comes to filming, give us a break. Consider the impact and how disturbing it is on the quality of the neighbor's lives when deciding what will help Alverno have filming on site. Such as, film shoots bring hundreds of cars, dozens of semis, hundreds of crew, condors, generators and so on. They need a base camp elsewhere.

We had hoped to compare the new conditions put forth by Alverno regarding the Villa but need to get this in by 3PM to be considered. If we can do this before this evening will provide additional input on the conditions offered by AHA. Until then, please find our past submissions of complaints (that conditions could address) and what neighbors have asked to be in adopted conditions.

Yours, Mr. And Mrs. K Stephens

Attachment: 1 2022_01 20 Letter to PC re AHA expansion mtg refusal 2 pages

January 20, 2022

Re: Matter Not on the agenda regarding Alverno School

Planning Commission Members City of Sierra Madre

Mr. Bob Spears

Mr. Tom Denison

Mr. John C. Hutt

Mr. William Pevsner

Ms. Peggy Dallas

Dear Planning Commission Members,

We would like to address a matter not on the agenda tonight but cannot attend for health reasons. We are preparing for a major surgery and advised by our medical team to not be indoors with groups.

The matter we are asking for you to consider is in regards to Alverno School's request for permanent expansion and an example of Alverno's representatives refuse to work with it's neighbors.

- Some neighbors received a snail mail invite from Alverno to attend a meeting to discuss their school expansion. The invite arrived less than a week for neighbors to consider attending on 1/24/22.
- The invite **requires all attendees upon arrival to show proof of vaccine AND a negative Covid test less than 72 hours** prior to the meeting.
- On Wednesday the 19th only the few neighbors on Alverno's email blast were told the invite had the wrong information regarding attending. When asked if the other neighbors would be mailed a corrected invite, Alverno stated they had no plans to send a corrected invite.
- Neighbors on the email blast implored Alverno to move the meeting out-of-doors and move it off just a few weeks for several reasons:

Some neighbors have health concerns or a disability, or care for those who do. They have deep concerns regarding attending any indoor meeting during the Omicron surge.

The invite should be corrected and resent with a date that allows for a reasonable amount of time for all neighbors who wish to make plans to attend.

The neighbors invited the Chief of Police, even he cannot attend this date with this short of notice but said he would like to.

- We feel these are reasonable options by the neighbors to make the meeting more inclusive. So why is Alverno being unreasonable, ignoring or deflecting the requests with non-answers? Is it so Alverno can have the appearance of reaching out to the neighbors in the eyes of the Planning Commission and the City Council even though only a handful might be able to attend?
- Alverno's response to being asked to hold the meeting outdoors and making the meeting ADA accessible is to tell the person in a wheelchair they could stay outside. That is not making the

meeting accessible when the temps at night are in the mid 50s let alone makes attendance too restrictive to participate in the meeting going on indoors.

- Also, this is not a neighborhood meeting as the topic is limited by Alverno's stating this meeting is about the Master Expansion. Alverno continues to be in violation of holding the agreed upon quarterly neighborhood meetings to discuss grievances and other matters. Meetings scheduled in advance by both parties are to be at a mutually agreeable time and place per the provisions of the TUP and with the agreement of the City Council when granting their 2011 CUP.

We feel the members of the Planning Commission and City Council should be aware that Alverno is consistently unreasonable in their consideration and disdain for working with their neighbors. We have the correspondence. Alverno is out of compliance when it comes to the ADA. It's about their bottom dollar. Alverno representatives and their board only want to make themselves appear to be doing the right thing when the commission and council is looking at them and deciding on their applications. In reality Alverno and their board behave quite the opposite once they get their CUP, and TUPs.

We appreciate the opportunity to demonstrate one example of how difficult it is for neighbors trying to work with Alverno and their board.

Sincerely yours,

Keith and Kristin Stephens



October 7th, 2009

***(It's 2022 - We ASK -WHAT HAS CHANGED,
EVEN WITH A TUP OF CONDITIONS)***

MaryAnn MacGillivray, Mayor
City of Sierra Madre
232 W. Sierra Madre Blvd.
Sierra Madre, CA 91024

Re: Alverno High School Temporary Use Permit

Dear Mayor MacGillivray and City Council Members,

We are writing in regards to the two previous City Council meetings held on the 8th and 22nd of September during which there were long discussions concerning the TUP application from Alverno High School. We have previously sent a letter with our concerns about the TUP, but we felt that we needed to respond to some of the statements that have been made by Alverno representatives.

We were unable to stay at either of the meetings for the length of time that was required to have our voices heard, but we did record and watch the meetings on television. At the previous meeting on the 22nd, we spoke with an Alverno board member during the earlier portion of the meeting, and he told us that Alverno's tactic was going to be to draw out the length of the meeting so that they could decrease the number of complaints filed later in the night. I think this is indicative of the attitude that Alverno has toward its neighbors. And obviously it worked, as I know of at least three couples who had to leave early and were unable to speak.

I also felt that the comments made by the Alverno supporters really focused on marginalizing the neighbors concerns instead of providing support for the TUP. We feel that some people have not come forward at these meetings because they do not want to appear anti-Alverno. This is not an "us versus them" issue, as several supporters have indicated. All of the neighbors that I have met over the last year support the school and the educational opportunity that it provides these girls. However, we want Alverno to remain just a school, and the weekend event rentals are not consistent with this purpose.

The school has obviously made some small changes in their procedures over the years to accommodate the neighborhood. The main change that was discussed was the school bells, which it seems was actually a benefit to both the students and the neighbors, as it adds interest to the campus. They also discussed the fact that they send out the calendar of events to the neighbors. **We would like to point out that we have not regularly received this calendar. In fact, we only have 6 months from the last year.** Ms. Gillick stated that she had "turned down" opportunities to work with AYSO as well as other rental events, in respect for the neighborhood. She forgot to mention that these possibilities would have required a complete revision to the

CUP and Master Plan, which means it wasn't really "her" decision. I felt that her presentation of this information was misleading. The fact that they have made small positive changes in the past should not preclude them from continuing to act in good faith towards the neighbors.

Some of the people who spoke at these council meetings indicated that the neighbors should accept living with some noise, since we "knew what we were getting into when we moved next to the school". Of course, we all knew that we were moving next to a school. However, I'd like to point out that the "Institutional" Uses of this property should be consistent with the primary use outlined in the CUP, as a school. This is not a church, where we would expect weddings and receptions. This is a school, where we would expect quarterly school dances and other school-related functions. We have not registered complaints concerning softball and school related noise because that is inherent in living next to a school. What we are complaining about is the noise, traffic, and public drunkenness related to non-school events.

That said, obviously the Alverno campus has been used for various city and community events, and this has benefited the community overall. **We would like to point out that these other events, in combination with the school related events like dances, adds to the proposed number of wedding events each year, and creates a situation for the neighbors where we are dealing with a nighttime event almost every weekend.** Alverno stated last night that they are going to have an "event-free weekend" each month, but as far as I can tell, **this does not include school events and not-for-profit community events. This is misleading to the public and the neighbors, especially considering there are at least as many noise complaints regarding school and community events as for the weddings.** Because this application has been separated from the CUP and Master Plan, **it does not take into account the cumulative use from all the events on campus.**

I feel that Alverno has applied for this permit in lieu of going through the correct channels to revise their conditional use permit. Although they have been running these events now for years, this does not mean that they have a "right" to do so, as stated in their application. **For years, the neighbors have been complaining about noise, traffic, public drunkenness and trash, and it seems that there has been little to no support from the city or the school.**

We complained about the noise last fall because it was so loud that our window panes were vibrating and we could sing along to Brittany Spears in our living room. We knew exactly when the toasts were occurring since we could hear the DJ on the PA system. The doors and windows to the Villa were wide-open. After finally getting to sleep, we awoke on these evenings to the sound of bottles clanking into the recycling containers and then to the roar of catering trucks down Wilson Street at 11pm. Noise of this degree is unacceptable in a residential area. When we contacted the police, we were told that the school itself does sound monitoring, and we should contact them. On that night, **we could not find a security guard so we could not address this issue. Honestly, after that occurrence, we decided it was not worth our time to contact the police again since nothing was going to be done.** This has been seconded by our neighbors who stated similar experiences during these city council sessions.

This is not an adequate protection for the neighbors' rights to a peaceful and quiet community, and we really feel disenfranchised. In fact, I'd like to point out that **our complaint, registered on Oct 4th, 2008 in writing through email and acknowledged in writing by Captain Larry Giannone (attached), was NOT included in the list of complaints provided to the council in the staff report.** From what I understand, **unless you specifically ask to file an official complaint with the responding officer, nothing gets written down in the police record. How are the citizens supposed to know that? We put our trust in the police to take our complaints seriously, which is obviously not being done.** In speaking with our neighbors, **I feel that these complaints have been woefully underreported.** The neighborhood map with the locations of the "complaints" was a **complete misrepresentation of the truth, since many were not "officially" recorded, even though the police were contacted.** No wonder the neighbors felt that they needed to go to "lawyerland" to have their voices heard! The neighbors are being forced to protect themselves, when the police should have stepped in for them. **We also feel that there is a certain conflict of interest in that the security provided for this event through Nagy protection may be off-duty Sierra Madre police officers. This means that when we call the police, often they are "checking-up" on members of their own force.**

Alverno is sited directly in the middle of a residential neighborhood, and they need to respect this. We feel that they should be required to comply with residential noise codes.

Our quality of life is just as important as the restoration of the Villa and the education of these girls. In fact, we pay a premium for living in Sierra Madre precisely because this is a peaceful, quiet city. Why are we, the neighbors, paying part of the cost to provide upfront costs for the Master Plan and tuition subsidies? **We would like to understand why the school has not been able to raise funds to cover the historic preservation by traditional fundraising means. There were a number of Alverno supporters at the two city council meetings who spoke earnestly about the importance of the Villa and providing . Why aren't they supporting these scholarships and Master Plan fundraising? Why is the neighborhood paying the price for these school-related objectives?** My husband is an educator, and we do understand how difficult it is to fundraise, but typically, **private schools do not fundraise by using a cost center like the Villa.** It makes us nervous that once they build the new campus facilities included in the Master Plan, they will begin to use those as cost centers as well for events and rentals. **We would like some transparency. These increased uses of the Villa impact our property values significantly as well as our quality of life,** and we hope that the city takes this into account during the review of this TUP and eventual Master Plan.

As I already stated, **our major concerns with the TUP (and Master Plan) are noise, traffic, and public drunkenness. We also have issues with the frequency and timing of events. We feel that these issues would be easily addressed by making relatively simple changes in their policies and procedures.** Thank you for allowing the neighbors time to get in contact with the Alverno staff to discuss these issues. We hope that there will be a successful compromise to this issue, and that the school and city staff will continue to listen to the neighbors concerns through the eventual Master Plan application process. As Ms.Gillick was recently quoted in the Sierra

Madre Weekly, maybe she will finally start to understand the “hullabaloo” over this issue and realize that the neighbors have legitimate concerns that have not been addressed and resolved quickly.

Respectfully,

Karen and Matthew Lencioni

Cc: Donald Watts, Mayor Pro Tem
Kurt Zimmerman, Council Member
John Buchanan, Council Member
Joseph Mosca, Council Member
Danny Castro, Director of Development
Elaine Aguilar, City Manager

----- Forwarded message -----

From: **Larry Giannone** <lgiannone@ci.sierra-madre.ca.us>

Date: Sun, Oct 5, 2008 at 8:31 AM

Subject: Alverno Noise

To: [REDACTED]

Cc: Marilyn Diaz <MDiaz@ci.sierra-madre.ca.us>

Good Morning Ms. Lencioni

Regarding Alverno High School there are many different events that take place during the year. It is my understanding the filmmaking and weddings help supplement the funds they are gathering for the improvements on the school.

When ever there is a school event the school has a security guard on the premises who is supposed to record the decibel levels of the music or loud noise periodically throughout their shift. If the readings are too high they are supposed to notify the event staff and have the music/ loud noise turned down to the acceptable level. The readings are taken from the curb/street areas adjacent to the school. The school is very familiar with the noise level requirements. The school in most cases also has a staff member on the premises when the events are happening.

If you are new to the area my suggestion would be to contact the head of the school, Ms. Ann Gillick, and express your concerns. She will more than likely provide you with information on the events happening with the school, the hours the events will take place, and contact numbers for the security guard or staff. Her information is listed below.

Alverno High School
200 N. Michillinda Avenue
Sierra Madre, CA 91024
(626) 355-3463
(626) 355-3153 Fax

Ann Gillick
Head of School x 223
agillick@alverno-hs.org

The noise level at the school has been a concern for the residents on Wilson for some time now. You may also want to talk with your neighbors on the street to see how they have dealt with the issue in the past.

If you do not get any satisfaction from your contact with the school please feel free to contact the police department at 626 355 1414 at any time you feel the noise level is unreasonable and we will be happy to send an officer over to evaluate the situation. I also forwarded the general complaint information to Ms. Gillick, **without** your address or contact information, so she knows about the past couple of weekends and can take the appropriate steps to look into it.

Please feel free to contact me should you have any further questions.

Larry Giannone, Captain
Sierra Madre Police Department
(626) 355-1414
(626) 355-5468 Fax
Email: lgjannone@ci.sierra-madre.ca.us

Re: Changing the city code for filming Consideration of Resolution No. CSC 22-01 recommending an amendment to Chapter 5.36



Honorable Mayor of Sierra Madre and City Council Members

We aren't trying to stop filming. But when 90% of all filming in Sierra Madre has been done at 200 N. Michillinda Ave the neighbors want to see in the code something that protects their rights to the quiet enjoyment of their homes. 200 N. Michillinda has become aggressively marketed making it a HIGH DEMAND location. No other neighborhood in Sierra Madre deals with what we have. Many California cities have specific guidelines for highly desirable filming locations in residential neighborhoods beyond the city code. Pasadena, S. Pasadena, and other cities have documents that are triggered with conditions specific to their highly desired film locations.

We want language like theirs for our neighborhood that borders 200 N. Michillinda.

For decades, the neighbors have turned to asking both the Sierra Madre and Pasadena police, the administration at Alverno, the City Council, the Sierra Madre code officer, city planners, and the film liaison office of Sierra Madre to stop the intrusive and negative impact that filming brings to our homes. Instead filming has continued, at any hour or day of the week.

The Services Commission (who gives out film permits) wants to recommend Resolution CSC 22-01. We feel that in it's current state, these recommendations failed to fully address the plethora of complaints by neighbors. It does not include enough protections for neighbors bordering 200 N. Michillinda Ave. We feel the City of Sierra Madre making a good effort to begin addressing issues with filming.

NOW IS THE TIME TO BE A PART OF THE CODE REDRAFTING. ADD YOUR VOICE TO SO THE FILM CODE ALSO PROTECTS THE NEIGHBORS. Since 2021 neighbors have gathered at meetings, communicated digitally and/or spoken up about the negative issues filming has thrust upon their lives and homes. We will be putting them on a document to give to the city.

Right now filming in the neighborhood is quiet. Sierra Madre police are investigating the fraudulent activity perpetrated by several film companies. We are aware of more than one film that has been onsite without proper signatures and even after warning Alverno, filming continued. ***Filming WILL resume as will the school, and the party rentals for the Villa .***

We are regular folks like you. We love our homes. Everyone works hard to live here with our families and loves their neighbors. We are not a school with a board of trustees or have lawyers with PR departments to sway the city. Neighbors are asking for a film and photography code that will allow Alverno to continue filming but also protect the residents when they do. **If you continue to have concerns, agree with the content of complaints, remedies and wish to see 200 N. Michillinda be designated as a Highly Desirable Film Location - please sign and ask Sierra Madre representatives to give us back our right to the peace, privacy and quiet enjoyment of our homes and property.** Thank you. See attached page to add your signature.

ACTION TO BE TAKEN (Sorry, short time frame, but we are volunteers and have jobs:

Sign our petition today. Starting next page.

If we missed you and you wish to sign and be heard, email us at [REDACTED] We can return. Or sign digitally through Acrobat. OR you can sign in your email if you are out of town but please include your address for verification.

OR

Speak up at a Planning Commission or City Council meetings with the items of interest to you on the agenda. Everyone who puts in a card as they arrive can speak. There is no limit to the household. You may leave copies of your statement for their consideration.

OR

Send an email to PublicComment@CityofSierraMadre.com **no later than 3PM day of meeting, state that your wish for your comments to be part of any Planning Commission and City Council meeting regarding** Resolution No. CSC 22-01. You may speak about the CUP if you wish, but note that is a separate item. Include your address. Everyone in your home may write.

OR

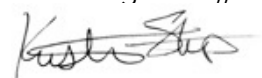
Write a letter. State you wish to address Resolution No. CSC 22-01 and the CUP if it is of concerns, and ask that **your comments to be part of any Planning Commission and City Council meeting regarding such.** Drop it off at city hall before 3PM of any of the city meetings.

Each meeting agenda for the various city meetings regarding changing the film code as well as Alverno's request to amend their Conditional Use Permit can be found online at the city website for your full review:

<https://www.cityofsierramadre.com> You will have to put in a search for the specific item of interest

We don't want to give up our right to live peacefully in our home. The neighbors should not be paying for Alverno's poor business plan through all night film shoots and constant party rentals and a usage that extends beyond the property line of 200. N. Michillinda Ave. It doesn't matter who was here first. This is about the use of the property under the Conditional Use Permit and any Temporary Use Permits granted Alverno so they may operate amidst our residentially zoned neighborhood. This includes how excessive filming negatively impacts our R-1 neighborhood by rentals and the appropriateness of this expansion which is currently under review. Thank you for considering your neighbors and what is appropriate for getting to live as we desire in our homes and is afforded to every other neighborhood but ours under city code.

Your neighbors,,



Keith and Kristin Stephens

In the words of Cagney and George Cohan, "My mother thanks you. My father thanks you. My sister thanks you. And I thank you."

Name (print)	Signature	Address
Katy Chen	[Redacted]	Michillinda Ave Pasadena CA 91107
Name (print)	Signature	Address
Kristin + Keith	[Redacted]	Grandview
Name (print)	Signature	Address
Rozette Malkonian	[Redacted]	Michillinda Pasadena CA 91107
Name (print)	Signature	Address
Keith + Chui Chow	[Redacted]	1. Michillinda Ave Pas. 91107
Name (print)	Signature	Address
Nick + Rachel	[Redacted]	W Grandview Ave. Sierra Madre 91024
Name (print)	Signature	Address
Dyan Halpern	[Redacted]	Michillinda ave Pasadena 91107
Name (print)	Signature	Address
Elie Halpern	[Redacted]	N, Michillinda Ave. Pasadena 91107
Name (print)	Signature	Address
Carolyn Halpern	[Redacted]	N, Michillinda Ave. Pasadena 91107
Name (print)	Signature	Address
Mark Fleischman	[Redacted]	N, Michillinda Ave. Pasadena, CA 91107
Name (print)	Signature	Address

Name (print)	Signature	Address
Name (print)	Signature	Address
Name (print)	Signature	Address
Name (print)	Signature	Address
Name (print)	Signature	Address
Name (print)	Signature	Address

Please accept our signatures for this petition to address Filming in our neighborhood.

David A. Bland [Redacted] Highland Ave.
Name (print)

Leesa A. Puleo [Redacted] Highland Ave.
Name (print)

Dee Puleo [Redacted] Highland Ave.
Name (print)

Frank A. Puleo [Redacted] Highland Ave.
Name (print)

Bronson Rogers [Redacted] Grandview Ave
Name (print)

Cecilia Rogers [Redacted] Grandview Ave
Name (print)

[Redacted] [Redacted] [Redacted]
Name (print) Signature Address

[Redacted] [Redacted] [Redacted]
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Name (print) Signature Address

[Redacted] [Redacted] [Redacted]
Name (print) Signature Address

[Redacted] [Redacted] [Redacted]
Name (print) Signature Address

[Redacted] [Redacted] [Redacted]
Name (print) Signature Address

[Redacted] [Redacted] [Redacted]
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Name (print) Signature Address

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Name (print) Signature Address

[Redacted] [Redacted] [Redacted]
Name (print) Signature Address

[Redacted] [Redacted] [Redacted]
Name (print) Signature Address

[Redacted] [Redacted] [Redacted] Address in the words of Cagney and George Cohan, "My mother thanks you. My father thanks you. My sister thanks you. And I thank you."

Please accept our signatures for this petition to address Filming in our neighborhood.

CYNTHIA SWENKA

WILSON ST

Name (print) Signature



Name (print) Signature Address

Name (print) Signature Address

Name (print) Signature Address

Name (print) Signature Address

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Name (print) Signature Address In the words of Cagney and George Cohan, "My mother thanks you. My father thanks you. My sister thanks you. And I thank you."

Re: Changing the city code for filming Consideration of Resolution No. CSC 22-0
recommending an amendment to Chapter 5.36



Honorable Mayor of Sierra Madre and City Council Members

Complaints and fraud triggered the recent film moratorium and the need to update the film and photography code. Neighbors want to see these issues addressed and a Red Flag guidelines developed specifically for 200. N. Michillinda Ave. (this is not to stop filming):

- Alverno has agreed to the following over various discussions for filming during neighborhood meetings, communications to the city of Sierra Madre and a mediated agreement between neighbors. Alverno has not abided by their agreements to:
- no filming on weekends,
- no late night shoots.
- No trucks will come on campus before 7:30AM
- Send out quarterly letters to neighbors informing them of filming, weddings, events.
- Will require noise decibel readings to be no more than 60dba coming from campus
- Limit all weekend events to Saturday, except two Sunday open houses in January
- To hold quarterly meetings with the neighbors to discuss the agreements and how it is going.

—Per the mediated and binding agreement between neighbors and Alverno administration which has been uploaded to public comments on the City Of Sierra Madre website 6/28/22.

- There will be no overnight filming activities on campus.
- No film activity may commence on campus before 7:00 a.m., nor are any film crew members allowed on the campus between the hours of 10:00 p.m. and 7:00 a.m.
- No filming activities will involve the use of explosives or fireworks.
- On all occasions when film activity is conducted on campus, all property owners immediately adjacent to campus shall be given advance written notice of the proposed activity.
- In order for any filming activity to go forward, at least three-quarters (**75%**) of the property owners immediately adjacent to the property must consent to such filming activity
- Paid security will shut down any production and parties will be escorted offsite if filming does not cease by 10PM
- All filming ends by 9:30PM
- All participants in film activities shall be transported to campus by vans provided by the film producers.
- No parking on adjacent streets to the campus.
- Filming will be confined to the area in and around the Villa.
- At all times, filming activities at the Villa shall use a blank generator and located adjacent to the northeast corner of the Villa.
- Trailers and dressing rooms shall, whenever possible, be placed on the stretch of lawn between the North end of the Villa and south side of the High School.
- All trucks and heavy equipment used during filming activities must enter and exit campus between the hours of 7:00 a.m. and 10:00 p.m.

- No rock video may be filmed on campus.
 - Trucks and film vehicles, may remain parked without their engines running on campus during the hours when the campus is otherwise locked (between 10:00 p.m. and 7:00a.m.).
 - Furthermore, trucks and heavy equipment are to abide by the following rules of operation: Trucks are not to stop, park, idle, or await the opening of campus on that part of Michillinda Avenue immediately adjacent to campus between the hours of 10:00 p.m. and 7:00 a.m. No trucks or heavy equipment used in conjunction with filming activity may be removed from campus between the hours of 10:00 p.m. and 7:00 a.m.
 - All passenger cars or vans used by film crews in conjunction with filming activities are to be parked at designated sites off campus.
 - Trucks and heavy equipment are to park and wait for opening at the shopping center located on the northwest corner of Michillinda and Sierra Madre Blvd.
 - Access to the campus by trucks, heavy equipment and other vehicles used in conjunction with film shootings shall not be allowed prior to 7:00 a.m.
 - Any (film) trucks and heavy equipment seeking entry onto campus shall not come before 7:00 a.m. All personnel involved with the filming activity must be off campus no later than 10:00 p.m. and the campus shall then be locked by the security guard.
 - The security guard shall be the last to leave campus, and may do so only after the campus has been locked.
 - Have a licensed security guard onsite for every film and date of the permit
 - Security guard shall be reachable by residents, they will log all complaints, the security guards response and the outcome of the complaint
 - The security guard has the authority to shut down production over permit violations.
-
- **The SM City Film Code needs to address frequently filmed locations**, See <https://www.cityofpasadena.net/planning/arts-and-cultural-affairs/film-office/guidelines/>
 - 12 times a year up to 10 days each film is way too many for this neighborhood. 6x
 - Limit the hours of film set up to be like it is for construction in the city, 7AM - 7PM end.
 - Exceptions, 100% of the surrounding neighborhood are needed for approval to allow up to 10PM for onsite usage.
 - The city noise ordinance tamps down at 10PM. Filming should be aligned to the same. NO to 11PM
 - No changes may be made to the school agenda and placement to accommodate a film crew. In other words, no crew can ask the school to convene in the parking lot, change their pick up and drop off, or other gathering for the benefit of the filming yet to the detriment of the neighborhood.
 - Film monitors must be onsite at least 30" before a days shoot. They should prevent film vehicles and crews from congregating at the site before 7AM.
 - Violators need to be sanctioned if the permit is violated. Past complaints need to be reviewed and noted for the record. Deny permits for 2x repeat offenders of any part of their permit.
 - We want to see sanctions and penalties for permit and code violations.
For example: No TUPs for 30 days after the first infraction, the second - no TUPs for 60 days and a fine, the third - Pull their permit, send the violators packing if it is film or party related. They don't get to return for a permit for 2 years.

- In this digital age there should be a section on our City of Sierra Madre website to see what permits are underway. <https://www.cityofpasadena.net/planning/arts-and-cultural-affairs/film-office/film-calendar/>
- AHA should honor their 1998 mediated settlement agreement between neighbors. There is good language. AHA has been acting in bad faith by knowing they agreed to the terms but have chosen to violate the terms.
- We feel ALL filming should end by 10PM This is a residential neighborhood. Stop the “activity is permitted prior to 7:00 am or later than 11 :00 pm
- The film rental business conducted on AHA property should be considered cumulative usage of the property at AHA/theVilla because we have to deal with school during the day, after school sports, evening and weekend school events, filming during and after the school closes, then rentals at the Villa. Don’t just look at the pandemic calendars because that was an anomaly for wedding rentals but the school and lot’s of filming still took place.
- Support vehicles should not leave engines running. This includes catering. Use the generators for medium to small shoots or use an offsite.
- Stop the rental of the school parking lots and construction for filming. Confine filming to the Villa. Too often filming takes place right in the parking lot.
- Staging should take place offsite.
- Film productions violate their permits and permits are never pulled. For example a drone came over from AHA and followed me hovering above and stayed filming me in my back yard. Called the police. They said they didn’t know what the law was. It is a violation of my privacy under California law.
NO DRONES!!!!
- Crews and support trucks should unloaded and be staged offsite. Again, no trucks should be running in idle their engines past 15”. Trucks should not stay in reverse with back up beepers left beeping for any length of time. Put the vehicles in Neutral if they must run for the wench to load a condor or tow trucks loading vehicles.
- Truck gates should be lowered not dropped. The banging is jarring for neighbors and pets
- Empty flat bed trucks should secure their gates from unnecessary rattling and slow down. Excessive speed makes gates and side partitions rattle and bang.
- Trucks or other film support vehicles should not be using the surrounding streets as staging or waiting to get into AHA.
- Film crews and trucks should not be honking horns to be let into locked gates at AHA at ANY hour.
- Stop the massive film shoots that go on past 2 weeks.
- Say no to films that bring semi trucks onto our streets and hundreds of crew, Condors,
- Do not allow EVER bank lights trespass into homes.
- Educate our police force to understand what is permissible and what is not.
- Do not give the SM film representative so much power that they can override any of the code that protects the neighbors without 100% signatures. The city council should not be deciding either.

In the words of Cagney and George Cohan, "My mother thanks you. My father thanks you. My sister thanks you. And I thank you."

2008 WEEKENDS Villa Use

Date	Villa Use	Event	Type of Use	Notes
1/5/2008		N/A		
1/13/2008	Event	Open House	School	
1/19/2008	Event	WEDDING	RENTAL	
1/26/2008		N/A		
2/2/2008	Event	PARTY	RENTAL	St. Rita's Wine; Fee Waived
2/9/2008		N/A		
2/16/2008		N/A		
2/22/2008	Event	Party	City	Friends of SM Library Food/Wine Party
3/1/2008	Event	AHS Father/Daughter	School	
3/8/2008	Event	Gala	School	
3/15/2008	Event	WEDDING	RENTAL	
3/22/2008		N/A		Easter
3/29/2008	Event	WEDDING	RENTAL	
4/5/2008	Event	WEDDING	RENTAL	
4/12/2008	Event	WEDDING	RENTAL	
4/19/2008	Event	Brunch	School	Mother/Daughter Brunch
4/26/2008	Event	WEDDING	RENTAL	
5/3/2008	Event	WEDDING	RENTAL	
5/10/2008	Event	WEDDING	RENTAL	
5/17/2008	Event	Dance	School	Father/Daughter Dance
5/24/2008	Event	WEDDING	RENTAL	
5/31/2008	Event	WEDDING	RENTAL	Memorial Day Weekend
6/7/2008	Event	Graduation	School	
6/14/2008	Event	WEDDING	RENTAL	
6/21/2008	Event	WEDDING	RENTAL	
6/28/2008	Event	WEDDING	RENTAL	
7/5/2008	Event	WEDDING	RENTAL	Fourth of July Weekend
7/12/2008	Event	PARTY	School	AHS Alumni Reunion
7/19/2008	Event	WEDDING	RENTAL	
7/26/2008		N/A		
8/4/2008	Event	PARTY	RENTAL	
8/9/2008	Event	WEDDING	RENTAL	
8/16/2008	Event	WEDDING	RENTAL	
8/23/2008	Event	WEDDING	RENTAL	
8/30/2008	Event	WEDDING	RENTAL	
9/6/2008	Event	WEDDING	RENTAL	Labor Day Weekend
9/13/2008		N/A		
9/20/2008	Event	WEDDING	RENTAL	Also Alumni Softball Game
9/27/2008	Event	WEDDING	RENTAL	
10/4/2008	Event	WEDDING	RENTAL	Also IHHS Father/Daughter Picnic (10/5)
10/11/2008	Event	WEDDING	RENTAL	
10/18/2008	Event	WEDDING	RENTAL	
10/25/2008	Event	Festival	School	Festival of Haunts
11/1/2008	Event	WEDDING	RENTAL	
11/8/2008	Event	PARTY	City	SM Fire Dept Awards
11/15/2008	Event	Dance	School	Father/Daughter Dance
11/22/2008	Event	WEDDING	RENTAL	Also AHS Open House (11/23)
11/29/2008	Event	PARTY	RENTAL	Ara Arts Fundraiser; Fee Waived; Thanksgiving Weekend
12/5/2008	Event	Dance	School	Winter Formal
12/13/2008	Event	WEDDING	RENTAL	
12/20/2008		N/A		
12/27/2008		N/A		Christmas Weekend

From February 22 to December 13, 2008 (43 weeks), there were only 3 quiet weekends.

AHS allowed a solid block of 17 weeks to be booked with events without providing a quiet weekend.

Quiet weekends = blue boxes: 1st Q: 5/13 weekends; 2nd Q: 0/13 weekends; 3rd Q: 2/13; 4th Q: 2/13 weekend.

2009 WEEKENDS Villa use

Date	Villa Use	Event	Type of Use	Notes
1/3/2009		N/A		
1/11/2009	Event	Open House	School	
1/17/2009		N/A		
1/24/2009	Event	PARTY	RENTAL	St. Rita's Wine; Fee Waived
1/31/2009	Event	Brunch	School	Mother/Daughter Brunch
2/7/2009	Event	WEDDING	RENTAL	
2/14/2009	Event	WEDDING	RENTAL	
2/20/2009	Event	Party	City	Friends of SM Library
2/28/2009	Event	WEDDING	RENTAL	
3/7/2009	Event	WEDDING	RENTAL	
3/14/2009		N/A		
3/21/2009		N/A		
3/28/2009		N/A		
4/11/2009		N/A		
4/18/2009	Event	WEDDING	RENTAL	
4/25/2009		N/A		
5/2/2009		N/A		
5/9/2009	Event	WEDDING	RENTAL	Also School Picnic function
5/16/2009	Event	WEDDING	RENTAL	
5/23/2009	Event	WEDDING	RENTAL	
5/30/2009	Event	WEDDING	RENTAL	Memorial Day Weekend
6/6/2009	Event	Picnic	School	
6/13/2009	Event	WEDDING	RENTAL	Also Graduation (6/12/09)
6/20/2009	Event	WEDDING	RENTAL	
6/27/2009	Event	WEDDING	RENTAL	
7/4/2009	Event	WEDDING	RENTAL	4th of July Holiday
7/11/2009	Event	PARTY	School	Alumni Reunion
7/18/2009	Event	WEDDING	RENTAL	
7/25/2009	Event	WEDDING	RENTAL	
8/1/2009	Event	WEDDING	RENTAL	
8/8/2009		N/A		
8/15/2009	Event	WEDDING	RENTAL	
8/22/2009	Event	PARTY	RENTAL	Anniversary
8/29/2009	Event	WEDDING	RENTAL	
9/5/2009	Event	WEDDING	RENTAL	Labor Day Weekend
9/12/2009	Event	WEDDING	RENTAL	
9/19/2009	Event	WEDDING	RENTAL	
9/26/2009	Event	Dance	School	Father/Daughter Dance; Also Alumni Softball Game
10/3/2009	Event	Picnic	RENTAL	Immaculate Heart Picnic; Fee Waived
10/10/2009	Event	WEDDING	RENTAL	
10/17/2009		N/A		
10/24/2009	Event	WEDDING	RENTAL	
10/30/2009	Event	Festival	School	Festival of Haunts
11/7/2009		N/A		
11/14/2009	Event	WEDDING	RENTAL	
11/21/2009	Event	WEDDING	RENTAL	Also AHS Open House (11/22)
11/28/2009	Event	WEDDING	RENTAL	Thanksgiving Weekend
12/4/2009	Event	Dance	School	Winter Formal
12/12/2009	Event	WEDDING	RENTAL	
12/19/2009		N/A		
12/26/2009		N/A		Christmas Weekend

During the third quarter of 2009, AHS provided only 1 quiet weekend.

From May 9 to December 12, 2009 (32 weeks), there will be only three quiet weekends.

AHS allowed a solid block of 13 weeks to be booked with events without providing a quiet weekend.

During the past two years, there was a period of 75 weekends where only 6 of them were event free. In other words, for approximately three quarters of the weekends in the last two years, there was only 6 free weekends. That's only 8% of the weekends during the period in question.

**** Requires minimum 10 days, 3 days for processing application and reviewing notification letter/ parking plan and 7 days for mailing letter per the S. San Rafael Filming Guidelines ****

Attachment #5 Examples of frequently filmed location

Per Pasadena Police Dept. - Sgt. Van Hecke 11/15/21: Shoots involving vehicles larger than a van or stake bed parking on the street in the following addresses: 282, 310, 350, 380, 400, 424, 430, 436, 450, 488, 465, 455, 425, 411, 375, 355, 333, 303, and 295, will require two officers + 1 monitor or 3 officers. One monitor or officer for entire shoot, and two officers for intermittent traffic control, which is required for traffic to safely get by due to narrow street width and slope.

Following are basic guidelines pertaining to this specific location. Exemptions or additional restrictions may apply based on specific permit application times, dates, and activities. Please read the entire permit application for complete filming regulations and be sure to speak with a filming coordinator regarding your particular project.

Pasadena Film Office

Location Notes

3/2022

Friedland Residence
AKA Batman House, AKA Wayne Manor
Former Dr. Oh Residence
[REDACTED] h
Pasadena, CA 91105
Toni Maier-On Location, Inc.
Office: [REDACTED]
Cell; [REDACTED]

This property lies within the South San Rafael Special Filming District, below, which has its own guidelines and restrictions in addition to standard City filming guidelines.

Please be aware that a signature from [REDACTED] is REQUIRED for any filming at 380 S. San Rafael Ave., including still shoots because the properties abut. Bill Kuehn cell [REDACTED]. Gertmenian's are at [REDACTED].

Description:

One of a Kind property. There are no matches for this house in Pasadena. Not visible from the street.

If filming involves driving, parking on the street, traffic control, special effects or filming activity including prep or strike within the hours of 7pm and 10pm, 75% or 13 signatures are required from the following San Rafael addresses:

261, 262, 280, 281, 282, 295, 303, 310, 333, 350, 355, 375, 380, 400, 411 & 425, 424, 430, 436.

- 5 truck + 1 generator limit due to visibility issues and the speed and volume of traffic on this street. This does not include stake-beds and smaller vehicles.
- No pop outs.
- For pedestrian safety overnight parking is not allowed. Street too narrow and with no sidewalk.

- Police officer and Film monitor required for all shoots. Police officer required during arrival and departure to assist with traffic control and will start ½ hour prior to start time.
- Intermittent traffic control is not permitted during school pickup (2PM-3:30PM)
- San Miguel Rd, Nithsdale Rd, Hermosa Rd and San Rafael Ave are only 30' wide. Must post both sides of the street, one side for clearance and safety.
- No truck parking on Hermosa Rd. Only stake beds and vans.
- Sierra View Rd is only 24' wide. No production vehicles parking is allowed.
- Sierra View Rd must post both sides of the street when filming on San Miguel Rd. to prevent displaced vehicles from parking on Sierra View Rd. (Resident Elizabeth Snyder@ 167 Sierra View Rd is concerned of cars parking on both sides of the street and preventing an emergency vehicle to get by because of cars parked on both sides of Sierra View Rd.)
- Trash pick-up is on Thursdays. Company must ensure that trash pick-up is coordinated and filming activity does not obstruct trash pick-up.
- Still photo 7AM-7PM, parking all on property are exempt from the special guidelines. If there will be more of an impact (i.e. parking in front of other properties) film companies must adhere to the special guidelines. Personnel is required for all activity within the special filming district.

Following are basic guidelines pertaining to this specific location. Exemptions or additional restrictions may apply based on specific permit application times, dates, and activities. Please read the entire permit application for complete filming regulations and be sure to speak with a filming coordinator regarding your particular project.

Pasadena Film Office Location Notes

ADDENDUM: SOUTH SAN RAFAEL FILMING GUIDELINES

(October 27, 1992)

Introduction

The following additional guidelines have been developed for South San Rafael between Colorado and La Loma. This street has hosted the largest volume of filming on a continuous basis of any area of the City. Approximately one and a half to three months of filming activity has been the annual average for the past few years (including set construction and removal). In addition, a public safety threat is posed to the neighborhood if production vehicles are parked on both sides of South San Rafael. A Fire Official has made this determination as well as designation the neighborhood as a high brush area.

These guidelines will be applied at all times to film permit requests for South San Rafael Avenue, not only when the thresholds of the "Guidelines for Film Permits in Frequently Filmed Areas" have been met. The City is supportive of film personnel following a Code of Conduct which ensures a positive working relationship with the residents.

1. These guidelines shall apply for filming locations for South San Rafael from Colorado to La Loma including San Rafael Lane. Other side streets are excluded from these guidelines since little filming has occurred there in years past.
2. No filming activity, construction, set removal or equipment retrieval may occur on a Saturday or Sunday on South San Rafael unless information on this activity is included on the signature sheet where residents sign their approval. All set removal and equipment retrieval will occur prior to the weekend.
3. Parking shall be limited to one side of the street at all times. Companies will continue to be strongly encouraged to park all vehicles on private property.
4. Company employees shall shuttle 3 or fewer vehicles at a time on South San Rafael.
5. 1300 feet notification shall occur on both sides of the street and on each linear side of the location. Companies will be required to complete a written affidavit of notification attesting that the noticing occurred. Noticing shall be conducted by mail. A mailing list of the residents on South San Rafael is available on labels and will be provided by the Film Office. The notices must be postmarked one week in advance of the planned filming or construction activity. The Film Liaison may extend the noticing period if a production will occur outside of the hours of 7 a.m. to 7 p.m. and involve street filming. The Film Liaison may decrease the noticing period to less than one week only for filming occurring between 7 a.m. to 7 p.m. and completely confined (including parking) to private property. In this instance, noticing may be conducted in person or phone by the property owner hosting the filming.
6. If the film permit requests filming between 7 a.m. and 7 p.m., with parking and activity entirely on private property, signatures will be required from 51% of the following group: the residents of the properties abutting the

property where filming is being conducted (the “Film Location”), plus the residents directly across the street and parallel to the Film Location.

If the film permit requests filming involving driving, parking on the street, traffic control, special effects or filming until 10 p.m., signatures will be required from 75% of the following group: residents of properties abutting the Film Location and three houses on each side of the property on both sides of the street.

If the film permit requests filming past 10 p.m. on any day of the week, signatures will be required from 100% of the following group: residents of properties abutting the Film Location and five houses on each side of the property on both sides of the street.

Film company representatives are discouraged from approaching residents without a phone call from or the presence of the property owner hosting the filming. The film company representatives shall provide a valid copy of their California Driver’s License and film company identification to the neighbors.

7. Companies shall follow and comply with the noise ordinance when conducting their activity as is required citywide. A copy of the noise ordinance shall be made available at the filming site for reference by production personnel.

8. Catering shall occur on private property and, when possible, shall be screened from public view.

*Additional note: Still photo 7AM-7PM, parking all on property are exempt from the special guidelines. If there will be more of an impact (i.e. parking in front of other properties) film companies must adhere to the special guidelines. Personnel is required for all activity within the special filming district.

General South San Rafael Filming Conditions:

- 5 truck + 1 generator limit due to visibility issues and the speed and volume of traffic on this street. This does not include stake-beds and smaller vehicles.
- No pop outs.
- For pedestrian safety overnight parking is not allowed. Street too narrow and with no sidewalk.
- Police officer and Film monitor required for all shoots. Police officer required during arrival and departure to assist with traffic control and will start ½ hour prior to start time.
- Intermittent traffic control is not permitted during school pickup (2PM-3:30PM)
- San Miguel Rd, Nithsdale Rd, Hermosa Rd and San Rafael Ave are only 30' wide. Must post both sides of the street, one side for clearance and safety.
- No truck parking on Hermosa Rd. Only stake beds and vans.
- Sierra View Rd is only 24' wide. No production vehicles parking is allowed.
- Sierra View Rd must post both sides of the street when filming on San Miguel Rd. to prevent displaced vehicles from parking on Sierra View Rd. (Resident Elizabeth Snyder@ [REDACTED] is concerned of cars parking on both sides of the street and preventing an emergency vehicle to get by because of cars parked on both sides of Sierra View Rd.)
- Trash pick-up is on Thursdays. Company must ensure that trash pick-up is coordinated and filming activity does not obstruct trash pick-up.

CITY OF PASADENA
INSTRUCTIONS AND REGULATIONS FOR CONDUCTING FILMING,
VIDEOTAPING, AND STILL PHOTOGRAPHY ACTIVITIES
FILMING PERMIT TERMS & CONDITIONS and OPERATIONAL
GUIDELINES (Page 1 of 5)

- =====
1. The initial application process and subsequent follow-up will be handled through the Film Liaison, located at the Permit Center 175 North Garfield Avenue, Pasadena, California 91101. Telephone 626-744-3964. Filming includes videotaping and still photography.
 2. Please fill out the Application Form completely and attach the following documents on the forms provided, as applicable:
 - a) Scaled Plan - required for all filming activities which require parking or occupancy of any vehicle, equipment, or person associated with the filming activity on the public right-of-way.
 - b) Permission to Use Property Form - required for all filming activities on privately owned property. Signed form provided must accompany film permit.
 - c) Signature Form - signatures are required from residents in residential areas and may be required in commercial areas.
 - d) Notification Letter - all residents and merchants within a half-block (300 feet) of the film location must receive notice of filming. The letter must be typed on film company letterhead per the attached instructions.
 - e) Student and Non-Profit - letter from the school or proof of non-profit organization must accompany the film permit.
 - f) Certificate of Insurance Form - must be on file with the City prior to filming activity. Requirements are: \$1,000,000 General Liability & additional insured endorsement; \$100,000 Auto Coverage, and statutory limits for Worker's Compensation.

NOTE: Complete application and applicable attachments must be submitted three (3) working days prior to filming. If there is a request or need for a street closure, application and attachments must be submitted five (5) working days prior to filming. Permits may be expedited in less than three or five days time with the signatures of approval from all affected property owners/tenants as stated in the City's filming guidelines.

3. For filming on City-owned property, the Film Liaison will coordinate the necessary arrangements (excluding: the Rose Bowl and Conference Center sites). The use of the Rose Bowl must be cleared by the Rose Bowl Coordinator, and the use of the Conference Center requires approval of the Conference Center Manager.
4. Pasadena Municipal Code (P.M.C.), Section 5.16.250, regarding fees must be complied with (see attached schedule).

Although application fees are waived for student projects, non-profit projects, director's reels and public service filming, all other regulations will be enforced and a permit is still required.

5. For protection and safety reasons, and to protect the integrity of the City's residential neighborhoods, the following regulations have been established.
 - a) Written permission will be required from the property owner(s) and tenant(s) of each location to be used. There is a 300 feet notification requirement (linear distance in each direction from the front property lines on both sides of the street) as well as any additional properties affected including properties abutting alleys used for transportation. For filming occurring in backyards, the Film Office will request notification of property owners behind the film location. The Film Liaison also has the right to require signatures from these additionally impacted neighbors. In residential areas, written permission is required from the property owners or tenants affected by filming (i.e. noise, lights, parking, or filming in front of their property). All overnight filming, including set up and strike down (before 7:00 a.m. or after 10:00 p.m.) in a residential area will require 75% signatures on a Friday or Saturday, and all other days of the week will require 90% signatures to film overnight in a residential area. However, the following neighborhoods that have been continually in high demand by the filmmakers or would be high demand without special protections will remain at 100% including: Madison from California to Glenarm; Oakland from California

FILMING PERMIT TERMS & CONDITIONS and OPERATIONAL GUIDELINES (Page 2 of 5)

to Glenarm; Fillmore from Los Robles to El Molino; Alpine from Los Robles to El Molino; Miles from Los Robles to Oakland; Prospect Blvd. From Orange Grove to Lincoln; Prospect Square from Prospect Blvd. to Rosemont; Prospect Crescent – the entirety; Prospect Terrace from Prospect Blvd. to Rosemont; Armada from Westgate to Prospect Blvd.; Palmetto from Grand to Orange Grove; La Mesa between Armada and Prospect Blvd.; Grand Avenue from Locke Haven to California; South San Rafael from Colorado Blvd. to La Loma including San Rafael Lane. Street closures in residential or commercial areas will require 100% signatures at any given time. At condos or apartment complexes, the Film Company may obtain either the signature of the designated representative or those tenants within 100 feet of the parking or filming activity.

Commercial properties: Although past administrative practice has required signatures from all merchants or property owners if filming or parking occurs in front of their commercial properties, this is more closely defined as follows:

In commercial areas, signatures are required from property owners or tenants who fall within the impacted area. The impacted area is defined from the first to the last truck, camera placement, and personnel or equipment set up on the side of the street where the activity is occurring.

Definition clarification: “Residential” means residential, public, semi-public and open space districts and “commercial” means all other zoning districts, mirroring the long-standing distinction made for quarterly filming allocations in 17.61.090 in the Zoning Code.

- b) Permittee agrees to defend and indemnify the City of Pasadena, its Council Members, Officers, and employees from any and all loss, liability or damage arising out of, as the result of, or in connection with the exercise of this film permit, the use of the facility or premise, equipment or services of the City, its officers or employees, including the costs of defending (including reasonable attorney’s fees) any claim or lawsuit arising as a result thereof.
6. Exceptions to the restrictions may be granted in extreme circumstances upon review by the Film Liaison and/or Police Department. Any deviation to conditions imposed by the Film Liaison on a filming use permit can only be granted by the Film Liaison or Zoning Administrator.
7. No gunfire or blank fire, bull horns, siren or public address systems shall be used in violation of the Pasadena Noise Ordinance. Such requests shall be reviewed by the police and fire departments.
8. Helicopter landings, or filming from the air will not be permitted without explicit written permission from the City Manager or their designee. A safety meeting is required with the Film Liaison, the film company pilot and a flight safety expert from the Pasadena Police Heliport. The Film Liaison will not recommend approval of any air filming without a safety walk through in advance of the air filming. Helicopter filming is banned in residential areas. Helicopter filming is allowed in a non-residential area with signatures obtained from every affected property owner/tenant within a 2000’ radius of the location.
9. Any requests from the City Manager’s Office will be processed by the Film Liaison.
10. Street parking in residential areas is not permitted, except a limited number of equipment vehicles used to produce the film may be parked at the site in accordance with a parking plan drawn to scale on the City form and approved by the Police Department. No film permits will be issued without the approval of the parking plan. Vehicles involved with film production (including crew cars and catering trucks) may park in private driveways or at zoned parking lots.

FILMING PERMIT TERMS & CONDITIONS and OPERATIONAL GUIDELINES (Page 3 of 5)

11. Guidelines for permits to conduct filming activity and exceptions will be strictly enforced. In the event a violation occurs, the following procedure will be followed:

- a) A complaint is received by the Film Liaison or the police officer at the location.
- b) They investigate the validity of the complaint and determine if any city guidelines, ordinances or permit restrictions are being violated.
- c) If any violations are identified, they ask to speak with the location manager. They identify the violations for the location manager, discuss appropriate remedies and establish a timeline to rectify the problem. (i.e. Police officer states to location manager: "That truck is parked in front of a home that did not sign their approval for this activity. Please have it moved in the next 20 minutes.")
- d) Then it is incumbent upon the Film Company to take the directed action within the established timeline.
- e) If the action isn't taken within the established timeline, the Film Liaison or police officer will consult with the location manager and find out why it wasn't remedied. If the company is unable to comply, the Film Liaison or police officer needs to determine if there are valid safety or logistical reasons for the violation. Valid logistical is defined as any change to the permit which will expedite the filming, minimize impact to the neighborhood, and has the verbal approvals of the affected neighbors as witnessed by the on site police officer or monitor. If there are valid reasons (for the protection of the public or crew) that the permit is being violated, the Film Liaison or police officer may issue a change to the original permit conditions.

If there is no valid reason for the violation and if the violation actually threatens public safety or peace, the Film Liaison or police officer will stop the production until the situation is rectified. If the company refuses to rectify the situation, the Film Liaison and police officer will shut down the production for the day.

f) The next step involves sending a letter of complaint from the Film Liaison to a responsible production executive at the studio. The Film Liaison will inform the executive the current civil penalty violation has been assessed. If the Production Company does not pay their civil penalty by the deadline established by the Film Office, they will not be issued any additional film permits until all penalties are paid.

A Company audit of on-location safety practices and procedures will be requested by the Film Office. The Film Liaison will request to review the results of this audit. In the letter of complaint, the Film Liaison will also inform the executive that the company will be banned from the City for a specified period of time if any violations occur on future productions after the audit is completed.

g) Regarding repeated violations at a particular location, the following guideline will apply: In the case of repeated violations, documented by the on-site officer or film office, and resulting complaints at a particular location, based on the recommendation of the Film Liaison, which is concurred by the Planning Commission, permits for short term filming and long term filming will not be granted for a period of up to a year.

FILMING PERMIT TERMS & CONDITIONS and OPERATIONAL GUIDELINES (Page 4 of 5)

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12. Required Public Safety Employees (Police and Fire)

- a) Off-duty police and/or fire personnel requirements shall be determined by the Police and Fire Departments, and any personnel required at the location(s) shall be at the permittees' expense (see attached Fee Schedule).
- b) Payment for personnel must be made upon receipt of permit, and any additional hours of work will be billed by the Accounts Receivable Department of the City.
- c) A minimum of six (6) hours is to be paid for each public safety employee required by the permit, or requested by the permittee. Additional public safety personnel may be requested by the permittee at the time the application is filed. Note: For shoots which are 12 hours or longer, 2 shifts of officers may be assigned and minimums due on each shift.
- d) The responsibilities of the public safety personnel encompass the interest of the citizens of Pasadena as well as the Movie Company. These officers are employees of the City, not the Movie Company, and they will enforce all City regulations and the provisions of the film permit.
- e) On-site supervision by public safety personnel are in the public interest, however, the requirement for both a firefighter and police officer may be modified at the discretion of those departments.

13. Frequency of Filming: Filming frequency at a single site is restricted to six (6) days per quarter for a maximum of 24 days per year in a residential area, and 15 days per quarter, 60 days maximum in a commercial area. Property owners and/or film companies wishing to exceed this limit may apply with the Current Planning Section for a Temporary Filming Conditional Use Permit (TFCUP). Still photography, student filming, and non-profit projects are exempt from this regulation.

14. Still Photography: The following guidelines will apply for still photography for commercial clients: All personal vehicles and motorhomes must be legally parked at all times. In metered areas, still photographers are required to pay meter fees for all production and personal vehicles. Any large vehicles such as motorhomes can only be parked on the street in front of a residence or business with the written or verbal approval of the property owner. Private parking of large vehicles is encouraged. Still photographers and their equipment may not block sidewalk and alleyway access. Pedestrian access must be maintained at all times. Signatures are not required from property owners or tenants for still photos taken on city property; however, photographers are required to introduce themselves to any property owner or tenant affected by still photography in the public right-of-way in front of their property. They are to receive verbal consent to conduct activity in the public right-of-way from these individuals. If the property owner or tenants object, still photographers must relocate their activities to another location. Any still photography activity on city streets may require the assistance of the Pasadena Police Department. The Film Liaison may waive any hour restrictions or any other restrictions upon determination that the activity will pose no impact to the surrounding neighborhood.

FILMING PERMIT TERMS & CONDITIONS and OPERATIONAL GUIDELINES (Page 5 of 5)

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15. City Parking Lot Rentals: If you are renting a City Parking lot for the purposes of production vehicle parking or any related filming activity, the following terms and conditions apply:
- a) Permittee will return the property to a condition no worse than it was at the commencement of this encroachment agreement. Any equipment, debris, or trash brought in or generated shall be removed prior to the termination of this encroachment agreement; permittee agrees to pay City for any expense City incurs in returning the City's property to its existing condition.
 - b) Permittee agrees to defend and indemnify the City of Pasadena, its Council Members, Officers, and employees from any and all loss, liability or damage arising out of, as the result of, or in connection with the use of the facility or premises, equipment or services of the City, its officers or employees, including the costs of defending (including reasonable attorney's fees) any claim or lawsuit arising as a result thereof.
 - c) Permittee shall carry liability insurance to cover any prospective loss. Proof of such insurance will be required before the issuance of the permit.
 - d) Permittee shall carry or cause to be carried workers' compensation insurance for any employee coming on the premises subject to the State of California Worker's Compensation Laws.
 - e) Permittee agrees to pay City for any damage to the real property or fixtures on the City's property during the time this encroachment agreement is in effect if damaged by operations of Permittee.
 - f) City takes no responsibility for security or safety of vehicles or equipment left on city property.
 - g) Permittee shall abide by all federal state and local laws.

STANDARD FILM PERMIT CONDITIONS (Page 1 of 2)

1. Location Manager or Production Manager should check in with your police officer(s) or film monitor. Officers and monitors must be present for the duration of the filming, and should remain until all film vehicles are loaded and have left the location.
2. Your police officer(s) or filming monitor is a liaison between the City and the Film Company. He/she should make every attempt possible to assist the Film Company to accomplish your filming; however, their primary responsibility is to see that all film production is done safely with a minimum amount of disruption to the citizens of Pasadena. ***Remember that they are employees or contractors of the City of Pasadena and not the Film Company.*** However, they are expected to make themselves readily available and to assist the Film Company in every way possible within the guidelines of the permit.
3. The Film Company must have a copy of the film permit in their possession. ***Review the permit, parking plan, and signature sheet.*** Film companies must obtain signatures from residents/merchants for any film company vehicles parked on the street in front of the residences/businesses.
4. Dispersing of crew cars is not allowed during the filming. Additional vehicles (i.e. production or crew cars) other than what is listed on the permit are not allowed without clearance from the Film Office. Any unauthorized vehicles will have 20 minutes to move from the neighborhood or the Police Officer or film monitor will cite the company for the current civil penalty violation.
5. Check walking surfaces. There are to be no obstructions or tripping hazards. Cables laid across pedestrian walkways shall have cable protection that provides an accessible pathway as required by the Americans with Disabilities Act. The pathway will be at least 36 inches wide with edge protection on each side that is at least 2 inches high. The slope of the pathway will be no greater than 1 to 15, and the surface will be firm, stable and slip-resistant. Cables across exits, paths to exits, or sidewalks are to be protected in such a way (rubber matting) as to not constitute a tripping hazard, and are not to be raised overhead. There must be a 3 to 4 feet minimum walkway for pedestrian traffic.
6. Trucks, generators, and other equipment must be kept clear of fire lanes and exits. Vehicles are not permitted to park less than 15 feet from any fire hydrant and not park at bus stops without permission from Metro and other transit authorities.
7. Parking in red zones is generally prohibited, and prior approval must be obtained. Use of red zones may not interfere directly with the safety of vehicular or pedestrian traffic flow. Vehicles allowed to park in red zones must be properly marked off with cones and/or have a police officer present. Alley parking must be approved by Public Works.
8. There are to be no obstructions at driveways and intersections from the trucks. Maintain adequate clearance at driveways and intersections.
9. Film Company cannot use driveways or unimproved lots for parking in residential areas, unless you have permission from property owner(s).
10. Catering truck parking and food service shall occur on private property unless otherwise authorized by the Film Office. Craft service tables may not be set up in the public right-of-way or sidewalks.
11. Chase scenes will not be permitted in residential areas unless signatures are obtained from each resident within a specified radius to be determined by the Film Liaison, and approved by the Police Department.
12. The stopping of traffic is not permitted on any street for filming at any time unless approved by the Police Department, and it is noted on your film permit.

STANDARD FILM PERMIT CONDITIONS (Page 2 of 2)

13. A street closure or lane closure is not permitted on any street for filming at any time unless you have a street closure permit and/or lane occupancy permit from DOT and Public Works, in addition to it being noted on your film permit.

The company must post temporary no parking signs. This needs to be done 24 hours in advance in order to be enforced.

14. ***If a film company wants to do something that is not covered on the permit, the film company must contact the City Film Liaison for permission.***

15. Police officers assigned to film locations will be off-duty personnel, and will be provided by the City of Pasadena. The City will charge per hour per individual for a minimum of 6 hours when providing uniformed police personnel.

16. Your police officer or film monitor has the authority to enforce all safety regulations, state laws, and city ordinances. If he/she observes an unsafe situation, he/she is authorized to stop the film production until the situation is corrected.

17. A Pasadena fire safety officer must be present, if there are explosives or open flames, during smoke scenes in commercial buildings with fire alarms connected to the Fire Department and also during smoke scenes in residential homes when vision is obstructed.

18. The Police Officer or film monitor will enforce the ending time listed on your permit. They are not authorized to extend it. The ending time means "taillights with last truck leaving." If a time extension is requested, the Police Officer or monitor will need to seek approval by contacting the Film Office staff who are available 24 hours a day/7 days a week by cell phone.

19. Officer(s) or monitors cannot get involved in any disputes over money matters between the Film Company and owners of businesses or residential property in the City.

20. ***If you have any questions, please contact the Film Office, at 626/744-3964. After normal business hours, contact the Police Department Watch Commander, at 626/744-4620, who will call the Film Office staff if deemed necessary.***

21. **NOTE: Security guards must have a permit from the Department of Consumers Affairs to carry a weapon, while on duty as a security guard.**

22. No pyrotechnics, no hazardous materials, no open flame, no vehicles inside a structure without a permit from the Pasadena Fire Department. If special effects smoke is used, Film Company shall provide a dedicated fire/safety watch consisting of personnel with no other assigned duties. The Film Company is expected to follow all federal, state, and local regulations, as well as prudent safety practices.

23. Transport through or parking on private alleys is not allowed without written permission from each property owner who has easement off of the alley.

24. The Police Officer or film monitor shall cite you the current civil penalty violation.

Permittee agrees to comply with all applicable laws and to maintain the premises in good condition and to return said premises to the same condition as it was before said use.



CITY OF SOUTH PASADENA
Guidelines for Film Permitting
In Frequently Filmed Areas
(Addendum to Film Policy)

Purpose

The purpose of these guidelines is to create more stringent review conditions for film permit applications in frequently filmed areas in order to prevent or lessen neighborhood fatigue.

Permit Application Review Guidelines

Permit application review guidelines are based on a three-step process:

- 1) determine the geographical boundaries of the neighborhood most impacted by the proposed filming: the measuring neighborhood;
- 2) determine if the measuring neighborhood has been a frequently filmed area during the preceding 90 day period; and
- 3) if so, devote extra scrutiny and conditions to the proposed film permit, and impose mandatory conditions on the permit.

Determination of a Frequently Filmed Area

The measuring neighborhood, the area affected by the proposed film permit, includes all property within one-half block in both directions of the proposed filming location on both sides of the street.

After defining the measuring neighborhood, the recent frequency of filming in such a neighborhood is evaluated as follows:

If, within a 90-day period preceding the proposed filming, one or more film locations have been used in the measuring neighborhood for a total of 6 filming days in a residential or commercial area, then the permit is considered to be a film permit in a frequently filmed area.

Still photography is exempt from this restriction.

Factors for Evaluating Level of Impact

All proposed film permits in frequently filmed areas will receive additional analysis with regard to the following factors:

- a. Public disturbance or other problems connected with prior filming in the measuring neighborhood within the immediate past 90 days.

- b. Frequency of filming in the measuring neighborhood during the calendar quarter when the filming will occur.
- c. Number of filming days requested.
- d. Number of days needed for pre-filming and any other film-related activity.
- e. Nature and impact of filming activity.
- f. Proposed number of vehicles on the street.
- g. Availability of on-street parking.
- h. Adequacy of proposed parking plan.
- i. Width of street proposed for parking.
- j. Containment of activity on private film location.

Mandatory Conditions

The following conditions shall apply to any approved film permit in a frequently filmed area in addition to any other conditions imposed by the Film Liaison.

- a. No extension of the regular hours of filming (7:00 a.m. to 7:00 p.m.) will be authorized before 7:00 a.m. or past 10:00 p.m. The City Manager and/or his designee, at his/her discretion, may waive this condition if consent is received from 100% of the property owners/tenants in the measuring neighborhood.
- b. The location manager, or his or her designated representative, must be present at the filming location until pre-filming activities are completed, and must communicate to the production company the conditions of the permit.

The City may withdraw a permit and stop the production in the event the permittee does not adhere to all conditions of approval.



Planning Commission Members City of Sierra Madre

Mr. Bob Spears
 Mr. Tom Denison
 Mr. John C. Hutt
 Mr. William Pevsner
 Ms. Peggy Dallas
 Ms. Rachelle Arizmendi Council Alternate/
 Council Member

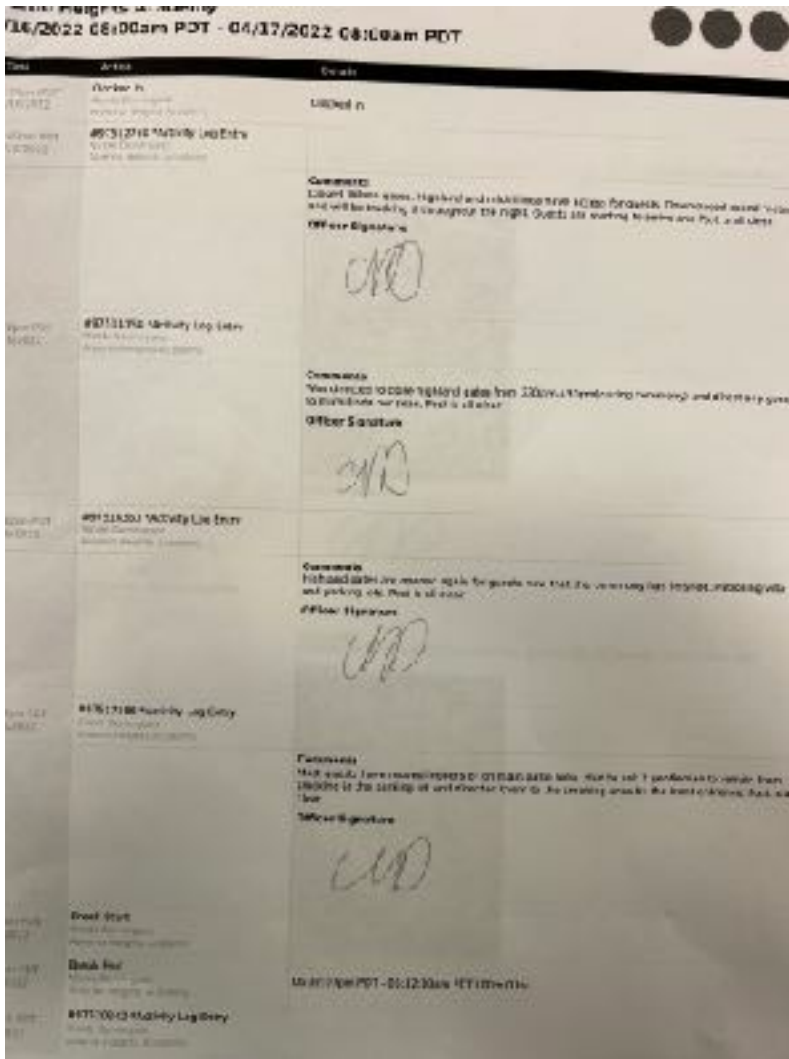
Mr. Robert Parkhurst Council Liaison/Council
 Member
 Staff Liaison: Vincent Gonzalez, Planning and
 Community Preservation Director
 Aleks Giragosian: City Attorney

Comments sent to planningcommission@cityofsierramadre.com upload by 3PM

7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024 July 21, 2022

Attachment to our 2022_07 21 Letter to the Planning Commission Villa ReUse

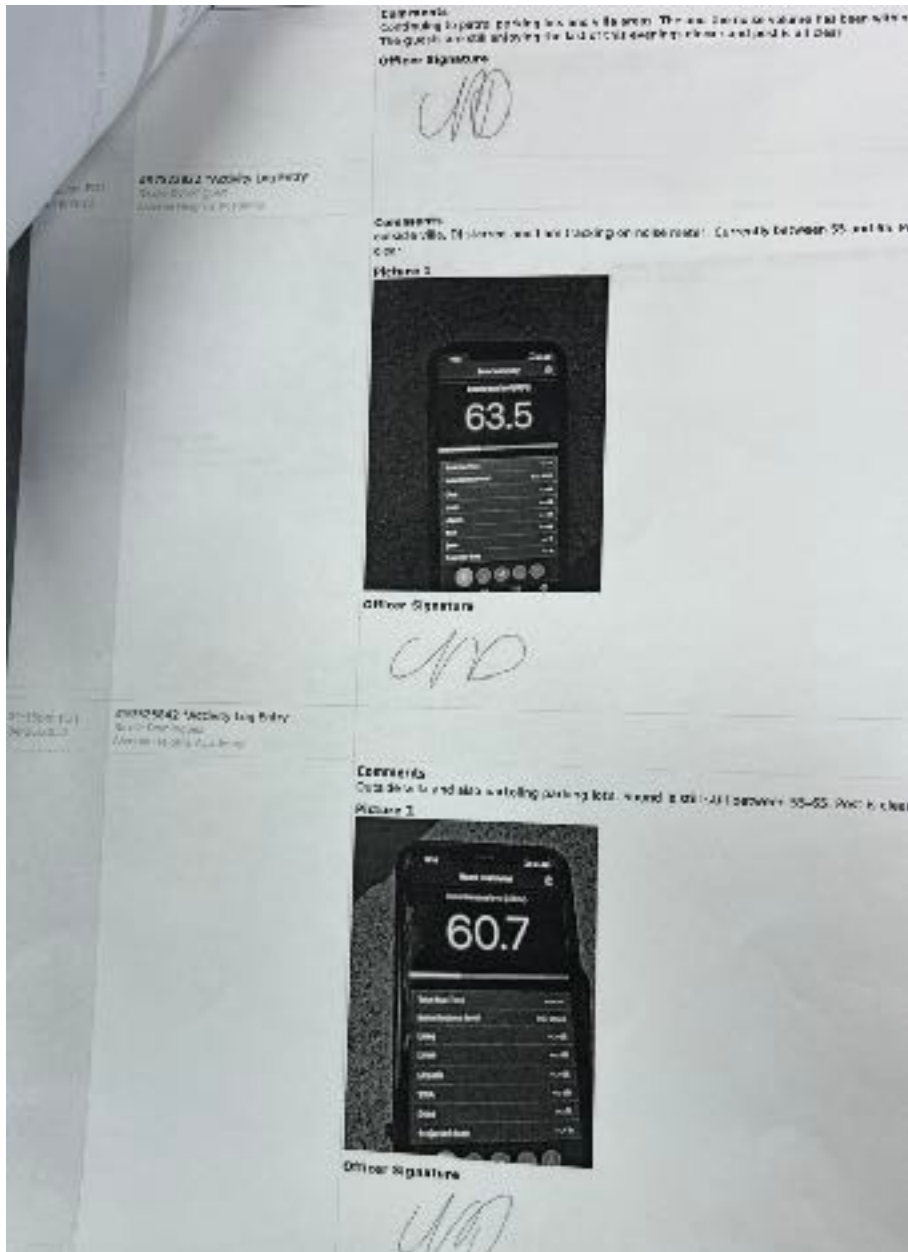
Images comparing why we chose to stick with the CDC recommended NIOSH app that we use on the latest iPhone. Page 4 of this.



And what Alverno's guard was using. It seemed reasonable

AHA guard is using iPhone app of unknown origin to capture readings. Where are the reports that shows the peak, (loud bangs or sudden bursts)?

And the minimum and maximum?



Screen shot of paper passed around Alverno Expansion Meeting to discuss Noise

We were not allowed to keep this copy. These noise readings by Alverno's guard were taken from an event we did not call or contact Alverno.

The meeting did not discuss the noise we have the most problems with - the unpermitted use of the Michillinda parking lot as a playground and sport court.



The NIOSH Sound Level Meter (SLM) app combines the best features of professional sound levels meters and noise dosimeters into a simple, easy-to-use package. The app was developed to help workers make informed decisions about their noise environment and promote better hearing health and prevention efforts.

Key Features

- Developed by experienced acoustics engineers and hearing loss experts.
- Tested and validated (accuracy ± 2 dBA) according to standards in a reverberant chamber at the NIOSH acoustics lab – the only proper method to validate accuracy.
- Meets Type 2 requirements of IEC 61672:3 SLM standard when used w/ external calibrated microphone.
- Provides the most relevant metrics found in professional sound instruments today. Averages such as LAeq and TWA, Max and Peak Levels, Noise Dose and Projected Dose according to NIOSH and OSHA standards, and all three major weighting networks (A, C, and Z).
- Capability to calibrate either internal or external microphone. Reporting and Sharing data.
- Up-to-date informational screens on what noises are considered hazardous, how to conduct a noise measurement, how to properly select a hearing protector, and guidelines for preventing hearing loss.

- Technical support available directly from NIOSH hearing expert

We chose to stick with the NIOSH app over the more expensive noise reader that is not Mac compatible. The app provides an easily generated report. We do use an external mic and a wind screen (not shown here)

On the right a good app at capturing noise from an event and comparing it's equivalent. It did not create reports and worked in real time only.

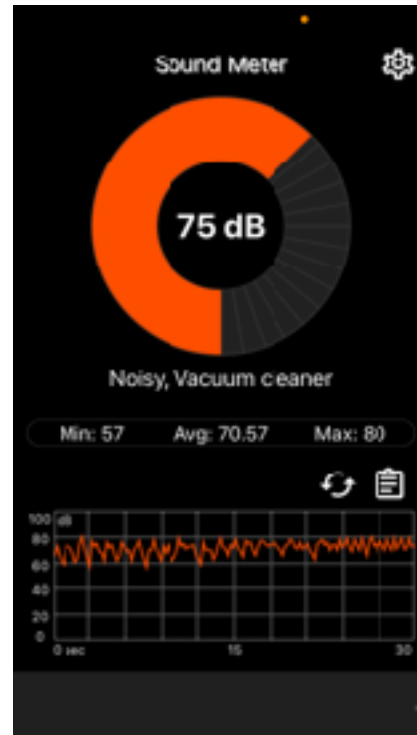




Image from a wedding that used an acoustical musician, and a bass driven soundtrack at levels way too impactful for being outside the Villa and for the neighbors. I could hear it 4 blocks away. You can click on the video to get a sense of the bass but I am not sure this is the best way to present the actual beats

My husband and I did call the police because we could reach Andrea Bertolini. Email exchange and noise report follows.

BTW NEVER DID MY HUSBAND OR MYSELF AGREE TO LEVELS OF 94BA AS ALVERNO STATES IN THEIR 800 PAGE APPLICATION. WE HAVE ALWAYS GONE BY THE MEETINGS WITH PRINCIPAL ANN GILICK AND CINDY MCCLOUGHLIN WHO FELT IT WAS REASONABLE THAT ANY NOISE EMANATING OUTSIDE THE VILLA SHOULD NOT REACH 60DB, WE HAVE BEEN GOING BY WHAT PRINCIPAL GILICK OFFERED AND WE THOUGHT THAT WAS REASONABLE FOR MOST RENTAL EVENTS.

Subject: Wedding is violating TUP, stop amplifying events

To: alverno <abertollini@alvernoheights.org>

Cc: Alverno <jfanara@alvernoheights.org>, Vincent Gonzalez <vgonzalez@cityofsierramadre.com>, Robert Parkhurst <rparkhurst@cityofsierramadre.com>, Kelly Kriebs <kkriebs@cityofsierramadre.com>, Edward Garcia <egarcia@cityofsierramadre.com>, Rachelle Arizmendi <rarizmendi@cityofsierramadre.com>, Gene Goss <ggoss@cityofsierramadre.com>, JReynoso@cityofsierramadre.com <JReynoso@CityofSierraMadre.Com>

On Sat, Jul 24, 2021 at 1:11 PM K S <[REDACTED]> wrote:

Dear Ms. Bertollini,

We will stick with the issues which happens with some regularity. It is our opinion that the problem with Saturday's wedding demonstrates an extreme lack of accountability on AHA's part for complying with the TUP for the Villa rentals.

To be precise, it was a Bollywood style music with a heavy bass that first caught our attention on a walk 4 blocks from our home. You were not on site. The issue we wish you would address in your response was how loud it was using an amplifier outside. Your response reads as you found it acceptable to project the wedding into our home (and the neighborhood). The Villa's TUP, AHA's 2011 CUP, nor the Sierra Madre noise ordinance make that level of noise acceptable.

You are ignoring the fact that the bass heavy music, the "ceremonial" drum and the DJ using a microphone, should have been contained in the Villa, and, as we understand, with the doors closed. We like Bollywood music but it should be our choice as to when we listen to it, and how loud.

We feel your response is an effort to sidestep the Villa's TUP provision of having only live acoustical music. The use of the amplifier and how loud, is what we object to.

You wrote on the 2020 renewal application for the Villa's TUP under "*Other - SPECIFY*" - "*Live Music is acoustical only*". The blasting of music electronically, with a pounding bass, and DJ's whipping up partiers at the Villa to "make some noise" was one of the contentious issues raised in the 1998 lawsuit against AHA. The lawsuit brought about conditions for the rental of the Villa in the first place. You do not seem to understand that AHA is choosing to operate a wedding/event, and film rental, in the middle of a R-1 neighborhood. It is a privilege afforded by the TUP. It is not acceptable or lawful to amplify and trespass with sound into another's home.

We surmise the responses from you are always written for AHA's own purposes. The reality of what the neighbors endure is quite different and should not be strawmanned or gaslit. There is ALWAYS an issue with getting ahold of someone responsible during the events when we have tried. From your response, it appears others called the police. We weren't the only ones upset with the amplifier.

We figured there must have been a lot of complaints for the mailbox of the security guard to be full. We have no idea why yours was full but it was and we could not leave a message.

We don't anything about a wedding coordinator nor did we see anyone yelling at the Michillinda gate. Why didn't the coordinator do something? Our guess is they expected someone from AHA or security to respond except no one could be found. Maybe that neighbor had the same issues we did trying locate someone responsible for turning off the amplifier and following the TUP.

Did you take readings of the noise? AHA's security protocols outline this is required when there is a noise complaint. We did. We have attached one of them. You seem to have arrived after the police were onsite and the amplifier turned off.

We are recommending the powers that be in the City of Sierra Madre cancel the Villa's TUP be sanctioned, and not renewed for 2022 until AHA can show 100% adherence to a TUP with strict guidelines. It would be a blessing to only know there is an event if we see the parking lot is full. We don't relish spending one minute trying to get AHA to stop impeding the enjoyment of our property and negatively impacting our mental health.

AHA chose to start a school in a neighborhood where there was none. Neighbors protested against the school being installed at all. The city promised the CUP would allow the school to exist as a girl's day school while maintaining the sanctity of the neighborhood. AHA has continued to erode the surrounding neighborhood with traffic and noise since that first CUP. AHA has not been given carte blanche to make the noise it has been raising since the rentals have picked up, and the temporary K-8 school created. We ask that you stop using the amplification system.

It is more than a mere "inconvenience" when we can't unwind in our home, spend time outside in our yard, or walk around the neighborhood without having to listen to AHA on some amplified sound system. Saturday was more than guests cheering a few times for the couple, or tipsy guests leaving the parking lot for which we do not call you, security or the police.

Respectfully yours,
Mr. & Mrs. K Stephens

*** Disclaimer ***

This communication (including all attachments) is solely for the use of the person to whom it is addressed and is a confidential Stephens communication not to be distributed in any format, without prior written permission. If you are not the intended recipient and received this email in error, please immediately delete without reading and notify the sender.

Attachments

Noise measurement report pg 4

- reading from immediately outside the Villa and immediately outside the residence of the neighbor, with all doors to the residence closed, and said readings shall be recorded by the security guard in his log.
2. The security guard shall also keep a log of each complaint, the date and time thereof, his response thereof, and what efforts, if any, were made to rectify the problem.

Note from security guard booklet procedures.

I.10 VILLA EVENTS PROCEDURES

A. RELEASE AND SETTLEMENT AGREEMENT

Alternative dispute resolution, grievance procedures:

Alverno School has a Settlement Agreement with the neighbors around the school that is why it is extremely important that you document all complaints and follow all instructions in the Agreement. *Primary consideration: keep the noise levels down to a minimum. Note: Decibel reader is in white box with other equipment.

B. WEDDINGS AND WEDDING RECEPTIONS

1. Weddings will only occur on weekends

Amplified music will be allowed within the Villa only. There will be no amplified music outside of the Villa.

All music must end by 9:30pm and all attendees at the wedding must be off property by 10:00pm. Caterers, musicians, and other vendors rendering service at the weddings must vacate the premises no later than 11:00pm. Please remind guests to leave parking lot **QUIETLY**.

4. The officer on duty shall enforce the rules. Their activities will include, but not be limited to, the following:

A. One two-way radio should be issued to Representative, of Santa Anita Garden Caterers, at the beginning of shift.

Ask 4 the log.

Take decibel readings at each wedding every 1 hr and record these decibel readings in a log.

What did the reading register?

C. The decibel levels at all weddings shall be in compliance with the Sierra Madre City Municipal Code. No reading may exceed 60 decibels. Have music turned down if it can heard at the sidewalk. Check decibel reading at campus perimeter lines every hour.

D. Music should not be heard on the street, regardless of what the decibel reading registers. **If you heard it, then it was too loud - Violation**

E. Guard shall have the authority to close any wedding that does not comply with any of the rules set forth herein.

2 Violations - Who called. Please note when and that no one responded.

F. The neighbors (surrounding neighbors) have been provided with a contact number to contact the security guard directly. When plaintiffs attempt to contact the security guard, he/she will conduct him/herself as follows:

If neighbors cannot get to security to register complaint then no reading. Violation - crying foul

He shall respond to neighbors call with in fifteen minutes

1. In the event there is a complaint by a neighbor about the noise emanating from the wedding, the security guard shall take a decibel

Confidential Post Orders - Revised June 1, 2006



Noise measurement report

Date: 7/24/21, 12:41 PM Operator:

Place: 200 N. Michillinda Ave. At Highland and Michillinda

Measurement results

Measurement time (hh:mm:ss)	00:00:18
LAeq	73.7 dB
Max. level	86.3 dB
LCpeak	111.9 dB
TWA	dB
Dose	%
Projected dose	%

Notes: Wedding event was taken outside on grounds with a horse and guests gathering on the Southwest portion of the grounds. There was drumming, a man using a microphone, a speaker on a dolly beside the Highland exit gates. The noise recorded was taken on the parkway of Highland and Michillinda Ave. The speaker or amplifier, was projecting recorded electronic music, an emcee and the drummer. No security guard could be reached or found to take a reading per the instructions for handling noise complaints.

On Jul 24, 2021, at 7:29 PM, Ms. Bertollini <abertollini@alvernoheights.org> wrote:
Mr. & Mrs. K Stephens,

Good Evening,

Please see my answers in **Blue**.

The wedding is too loud. We request that the music (which is not Acoustic) and speakers be turned off. There are about 35 people standing around.

The sound you were referring to was a cultural ceremonial music and It was a drum.

The VILLA TUP should be yanked if they cannot abide by the policies of the TUP. This is yet another noisy event with amplification even though the Villa TUP states you are only allowed acoustic live music, not projected sound. This needs to stop.

Andrea we called you. You didn't pickup. Your mailbox is full. I apologize if you could not reach me. I have received several calls and messages today so I am not sure what happened. I received the calls from the caterer who called the first time the police came.

No one is at the school office so that phone number is worthless. We want the city officials to know we tried to get AHA to turn down and deal with the excessive noise coming from the afternoon wedding at the Villa.

The wedding today is using amplification on the driveway leading to the Highland gate. We recorded and took a noise reading. It is so loud that it registered over the allowable DBA's per AHA the Villa's instructions to the security guard and is NOT typical or allowable by any city code. At the next wedding I will make sure that myself or the guard is at the Highland gate just to make sure the sound is in compliance in that area of the property.

Because the noise is so loud and disturbing, we walked over to ask that the speakers be turned down. The emcee and musician standing by the Highland gate simply replied, "We were hired to do this. Go call the police but we were hired for this." I spoke with the wedding coordinator and she said the only neighbor she heard "yelling" from outside the Michillinda gate, across from Cartwright, was a woman stating that her father had Alzheimer's. The ceremony was ending and then she spoke with the police.

We could not find the security guard. The Guard does not stay stationed in one spot during weddings.

I personally spoke with the Officer the second time SMPD received a complaint and there was not any amplified music outside and the music was not loud at all nor the group. That was approx. at 3:53. I have remained on the premises and have driven around the block several times.

I apologize for the inconvenience.

Sincerely,

Andrea Bertollini '91

Assistant for Development and Institutional Advancement

Alverno Heights Academy
200 North Michillinda Avenue
Sierra Madre, CA 91024
626-355-3463 Ext. 239
www.alvernoheightsacademy.org
BE WHO YOU IMAGINE

The mission of Alverno Heights Academy is to EMPOWER each young woman to be exactly the person she wants to be.

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On Sat, Jul 24, 2021 at 1:11 PM K S <[REDACTED]> wrote:

Dear Andrea,

The wedding is too loud. We request that the music (which is not Acoustic) and speakers be turned off. There are about 35 people standing around.

The VILLA TUP should be yanked if they cannot abide by the policies of the TUP. This is yet another noisy event with amplification even though the Villa TUP states you are only allowed acoustic live music, not projected sound. This needs to stop.

Andrea we called you. You didn't pickup. Your mailbox is full. No one is at the school office so that phone number is worthless. We want the city officials to know we tried to get AHA to turn down and deal with the excessive noise coming from the afternoon wedding at the Villa.

The wedding today is using amplification on the driveway leading to the Highland gate. We recorded and took a noise reading. It is so loud that it registered over the allowable DBA's per AHA the Villa's instructions to the security guard and is NOT typical or allowable by any city code.

Because the noise is so loud and disturbing, we walked over to ask that the speakers be turned down. The emcee and musician standing by the Highland gate simply replied, "We were hired to do this. Go call the police but we were hired for this."

We could not find the security guard. We came home and called the police.

Having events that comply with the TUP should not be so difficult.

Respectfully yours,
Mr. & Mrs. K Stephens

*** Disclaimer ***

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<2013_2 Instructions for security reference Alverno TUP event rental provisions Procedures Excerpt.jpeg>
<2013_09 01 Instructions for security reference Alverno TUP event rental provisions Procedures Excerpt.jpeg>
<7 24 2021noise measurement report from wedding>

Clare Lin

From: Amber Tardif
Sent: Thursday, July 21, 2022 12:55 PM
To: Vincent Gonzalez; Clare Lin
Cc: Laura Aguilar
Subject: FW: For Planning Commission meeting

Public comment

Regards,

Amber Tardif
Administrative Analyst
Administrative Services
City of Sierra Madre
626.355.7135 ext. 308
atardif@CityofSierraMadre.com
www.CityofSierraMadre.com

Stay Connected -



From: Barbara Velluro [mailto:████████████████████]
Sent: Thursday, July 21, 2022 12:54 PM
To: PlanningCommission <PlanningCommission@cityofsierramadre.com>; Public Comment <publiccomment@cityofsierramadre.com>; Rachele Arizmendi <rarizmendi@cityofsierramadre.com>; Gene Goss <ggoss@cityofsierramadre.com>; Edward Garcia <egarcia@cityofsierramadre.com>; Robert Parkhurst <rparkhurst@cityofsierramadre.com>; Kelly Kriebs <kkriebs@cityofsierramadre.com>
Subject: For Planning Commission meeting

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

To the Planning commission

It is important that residents have input on issues that impact the quality of life in their neighborhood.

The City of Sierra Madre is increasingly choosing the dangerous path of taking power and rights away from the citizens (and the Planning Commission) and vesting it in Staff.

The latest attempt is their attempt to remove all power of the people to have a say in excessive filming that often destroys their right to quiet enjoyment of their homes.

By allowing separate CUPs on two building's on the same parcel, the property owner may claim that EACH building may separately benefit from the maximum allowable event use. Alverno is a single parcel and any limitations to protect the neighbors must apply to the entire parcel.

By eliminating a requirement for neighbors approval, the CITY has essentially said WE will decide what is too much or too loud or too bright or too often or too polluting. YOU neighbors no longer have ANY SAY unless they exceed what WE have decided is acceptable for you to live with. Staff that doesn't live in a neighborhood with these issues has decided that THEY and NOT the affected residents will decide. That is wrong!

Other nearby cities recognize that filming is not a permitted "right" and that their job is not to protect the financial needs of individual property owners.

Those cities recognize that property owners and filming companies that want special rights in order to benefit THEMSELVES financially can not do it at the expense of the rights of hundreds of surrounding residents, UNLESS those residents agree.

On the contrary Sierra Madre is trying to allow filming according to what IT deems acceptable. The Plan shows no respect or concern for the hundreds of surrounding citizens who they are supposed to represent and who want to have a say in their living conditions.

Rather than putting procedures in place to ensure that our City reviews and enforces existing regulations (a list of names and addresses of surrounding residents is simple to create and check, at a minimum) they are usurping all power of those surrounding residents.

This is a continuing and concerning pattern. Last week the City Council decided, primarily based on Staff reports, that they opposed the PEOPLE'S PETITION. There was no opportunity to present BOTH sides of the argument. They considered ONLY the City attorney's comparison of the Meadows project and the people's initiative and then voted on their positions!

The project has not yet been before them and several Council members have admitted that they have not read the entire DEIR and very changed FEIR. They expressed their bias BEFORE there was any fair hearing on the attorneys report (which he admittedly changed at the last minute - to include information from OUR attorney's analysis.)

They did not mention or discuss our Attorney's report which entirely rebutted the City attorney's position.

1,300 of their constituents have said that they want the Citizens to be allowed to vote on an alternative to the project.

IF the City Council truly represented the People of Sierra Madre, they would have at least remained neutral and allowed the constitutionality protected democratic process to proceed. Rather, they have signalled that their 5 personal opinions (based on hearing one side of the arguments) are more valid than those of 1,300 voters.

There are other examples of the City Council's ignoring not only their constituents but the expertise and recommendations of the appointed Planning Commission.

Previously, based on Staff recommendations and contrary to Planning Commission wishes, the City Council reduced that Commission from 7 to 5 members. That weakened the one group that scrupulously reviews changes to our City. And the only group that encourages, and really considers, Citizens input!

Also previously - and also based on Staff recommendations - the City Council removed the critical job of design review from the Planning Commission and gave it to staff. That was DESPITE information in the report that the Planning Commission COULD retain design review if they considered only objective standards in their evaluations. The City Council chose NOT to trust the expertise of our Planning Commission and to place that important authority - again - onto Staff that has not had decades of experience and familiarity with our General Plan and our ordinances. And that, importantly, removed Citizens access to knowledge of, and information about planned changes to our city.

The voices of the People should be heard and respected in shaping the values of our City. They have, increasingly, NOT been heard by those who should represent us, and worse, have been removed from any involvement in City matters. That must be changed!

Barbara Velluro
Protect Sierra