



City of Sierra Madre

Office of the City Clerk

232 W. Sierra Madre Blvd.,

Sierra Madre, CA

(626) 355-7135

THE BROWN ACT PROVIDES THE PUBLIC WITH
AN OPPORTUNITY TO MAKE PUBLIC COMMENTS
AT ANY PUBLIC MEETING.

THE FOLLOWING ARE COMMENTS RECEIVED
FOR THIS MEETING

Joseph Nosrat

Subject: FW: Agenda Item #1 CUP 22-03

From: Mike Adams [mailto: [REDACTED]]
Sent: Wednesday, October 5, 2022 8:49 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Agenda Item #1 CUP 22-03

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

Dear Sierra Madre Planning Commission,

My name is Michael Adams and I am a voting Sierra Madre resident and live on Highland Ave. at Mountain Trail. I am unable to attend tonight's Planning Commission Meeting due to work constraints but would like to provide public comment by email related to **Agenda Item #1. CONDITIONAL USE PERMIT 22-03 (CUP 22-03)**. It upsets me deeply to have to write this letter as Sierra Madre is where I call home and I want nothing but the best for our little town, businesses, schools, and many of my friends that live here. Unfortunately, on Saturday, October 1st I attended a gathering at a private residence located at 672 Highland across the street from Alverno School. I arrived around 6 pm and left at 10:30 pm. As I was approaching the residence at Highland Ave. and Wilson St. I could clearly hear a DJ talking over a loud speaker and the loud beat of pop music. I could also hear people hooting, hollering, screaming and whistling and somebody was blowing a horn of some sort. When I entered my friend's home the DJ's voice, music, and rock beat were really loud almost unbearable. I could hear the DJ's words clearly and the words of the songs being played. I distinctly hear him say "let's get everyone on the dance floor! Come on grandma!" I could hear the noise loud and clear in the front yard, in the house, and all the way out back in the pool area. The music just wouldn't stop and they finally quieted down at about 10:15 pm! It definitely ruined the ambiance of the dinner party and we had to talk a little bit louder to hear one another. The noise was absolutely unacceptable and took away from my enjoyment of the evening. The homeowner was mortified over Alverno and she called the police. The police did nothing and that was really shocking to me. I feel so bad for her because I can tell she was deeply impacted by Alverno noise and has been wanting to relocate for quite some time but can't afford to do so. Alverno, or anyone else in Sierra Madre, should NEVER be allowed to have a noise level that loud. Please please listen to the Alverno neighbors that show up at your meetings and complain about the noise. It's really bad for them and those of us that visit!

Thank you

Michael Adams

Joseph Nosrat

Subject: FW: Alverno's constant noise

From: Carolyn [mailto:]
Sent: Thursday, October 6, 2022 12:49 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Alverno's constant noise

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

Planning Commission-

I have spent almost a year in letter writing and appeared at a Planning Commission meeting.

Not sure if it's because I am from Pasadena that no one is listening, but there are loads of Sierra Madre residents writing on Next Door about the traffic situation in the afternoon proliferated by Alverno. Your city manager hasn't had the courtesy or decency to write me back. I had Pasadena officials meet with Alverno staff and the city manager about the traffic on Michillinda. There was an understanding, said the Pasadena official that Alverno was going to change the way they are in a line up in the afternoon. Nothing changed. My Pasadena official says that he has reached out to Sierra Madre again for another meeting, but that they do not get back to him. Michillinda has been a nightmare for years. In the afternoon at 3 pm, one takes their life into their hands at the Michillinda and Highland intersection, trying to make either a right or left turn. Now, some people who refuse to wait in the long line wait on Highland to follow the traffic up on Michillinda, making two lanes impossible. I know of at least 11 teachers and parents from other schools in Sierra Madre who have made calls to the police department to be out there at that time to I have never seen a police officer there. The only time I have seen police at that intersection was to block the street traffic so that Alverno can have a filming.

Lately, there have been two Next Door complaints about traffic/speeding/ and Alverno traffic on Michillinda. In each of these, it mentions that the Sierra Madre police have been notified and that they have done nothing!!!

I am a teacher at SME. We had an emergency early dismissal on a Friday. Parents were desperate to pick up their children earlier. There was a SM police officer - a short guy who was getting out of his vehicle not to help our parents in an

emergency situation, but to make sure they were parking correctly. This officer was impeding our emergency situation; not helping us. So, when I asked him why he couldn't help us and why the SM police were never at Alverno, he scoffed and laughed in my face.

Is it because Alverno has a slew of new shiny expensive cars and my school has working families in Hondas and Subarus picking up their kids? Why did a SM police chief years ago, monitor our teacher parking lot. What was she looking for? I never see the police at Alverno. Why did the SM have a sting for SME parents and teachers back in the spring but nothing for Alverno parents. Why is this continuing to happen? To me, I see a discriminatory process being used for anything that involves Alverno. They are getting away with everything!

Despite these meetings with you or the city, despite emails and people speaking, I see absolutely no lull in the noise that Alverno makes not only during the day but on the weekends as well. Their Villa events can be heard in Upper Hastings Ranch as well. My councilman's office has told me that many residents of Pasadena are complaining about this. I wish they would write emails or speak up which I still do, despite it falling on deaf ears.

Drive by SME or St. Rita's or Gooden on a Saturday night. They aren't generating noise in their neighborhood so that people can't be outside on a summer night or have to turn on television louder to drown out the sounds. At a [quinceanera](#) event held a month or so ago, we heard the music very loudly as well as the base tones. We can drown out the music but not the base. We called the police and told them to take a reading of the noise. They didn't even know what we were talking about. You can't allow Alverno staff to be in charge of the noise meters. I wouldn't trust them.

Why are they seemingly getting away with everything despite incredibly valid requests by neighbors to reign this in? Why is this taking so long? Why did Alverno end up getting more days to film? Why is Pasadena no longer part of the filming process when we are bothered by it constantly? All great questions that perhaps need checking by an attorney.

I was home for two weeks sick at my home. I had to find another room to convalesce in because my bedroom was too close to Alverno. The screaming and yelling from the students was nonstop. At my school, we have noon aides and teachers out to monitor the noise.

I love my house. I love where I live. I am not going to let Alverno run me out of my amazing city. Start doing something that will end the constant noise from this school.

Carolyn Halpern

[REDACTED]

Pasadena, CA 91107

Joseph Nosrat

Subject: FW: Comments on CUP 22-03
Attachments: 10462201_Peer Review_Villa.pdf

From: Claire Pincock [mailto:]
Sent: Tuesday, October 4, 2022 3:02 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Cc: K S < >
Subject: Comments on CUP 22-03

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

I am very experienced at providing peer reviews in Southern California and especially in the area of Los Angeles County. I have a number of serious concerns about the overall method of analysis, and the CSDA reports actually have evidence that the events and school activities are in fact violating the Sierra Madre noise ordinance. I am very familiar with the ordinance, general plan, and overall noise environment of the city, as I did the noise analysis for the housing element update in progress.

I hope that the reports can clarify some of the confusion that was happening at the meeting last night. The most important thing to note is that **70 dBA** is nowhere in the Sierra Madre municipal code or general plan. **This number comes from the 1998 Villa Agreement.** The noise monitor was meant to take measurements outside the Villa and ensure that the overall levels throughout the span of an hour did not exceed 70 dB. The intention seems to be a 70 dB hourly average just outside the Villa, although I imagine in 1998 they had an analog meter that wouldn't do that math for them (that's where the minute, 5-minute, 15-minute requirements came in, to assist with that math). These guidelines could help the monitor outside of the Villa determine if the overall noise level emanating from the Villa would likely exceed the Sierra Madre code of ambient +6 without all the complications of taking ambient levels and going onto the residential property. These limitations are not meant to supersede the code and are NOT city law or guidance. Those levels were calculated to help AHA not exceed the ambient +6 at the residential receptors and appear to have been calculated from just outside the Villa, not at the property line. The CSDA consultant inappropriately used these levels at the residential properties and never analyzed the actual code limit of ambient +6.

The 70 dB guideline is based on the neighborhood noise levels 24 years ago, and may no longer be effective guidelines for meeting the city code of ambient +6. I recommend instead that AHA follow the city code limit of 80 dBA at 25 ft from the sound source (in this case speaker) as outlined in the municipal code (9.32.060(A) - Special exception provisions.). No more special guidelines and extra, confusing noise limitations, just an explicit binding to the actual city code. It would be much simpler to monitor and enforce. The monitor simply has to stand 25 feet from the speakers and ensure that the levels never exceed 80 dBA. This 80 dBA limit is an exception to the ambient +6 code from the hours of 7AM-9PM except for Sun and holidays which is 10AM-6PM, so between those hours, there is no debate or confusion on ambient, and no walking around the perimeter. Page 6-22 of the General Plan Technical Background report has an excellent table that summarizes the Sierra Madre noise ordinance. I refer to it frequently when I work in Sierra Madre.

Table 6-9 City of Sierra Madre Stationary (Non-Transportation) Noise Standards

Land Use	Day of Week	Time of Day	Exemption to Maximum Permissible Noise Levels for Noise that is Under:	Maximum Permissible Noise Limits
Residential	Mon. to Sat.:	7 AM to 9 PM	80 dBA at 25 feet	• 6 dBA Above Ambient
	Sun. and Holidays:	10 AM to 6 PM		
	Mon. to Sat.:	9 PM to 7 AM	-	• 6 dBA Above Ambient
	Sun. and Holidays:	6 PM to 10 AM		
Commercial and Industrial	Mon. to Sat.:	7 AM to 9 PM	80 dBA at 25 feet	• 8 dBA Above Ambient
	Sun. and Holidays:	10 AM to 6 PM		
	Mon. to Sat.:	9 PM to 7 AM	-	• 8 dBA Above Ambient
	Sun. and Holidays:	6 PM to 10 AM		
Public Properties	Mon. to Sat.:	7 AM to 9 PM	80 dBA at 25 feet	• 15 dBA Above Ambient at 25 Feet and • Amplified Equip: 60 dBA at 50 feet
	Sun. and Holidays:	10 AM to 6 PM		
	Mon. to Sat.:	9 PM to 7 AM	-	• 15 dBA Above Ambient at 25 Feet and • Amplified Equip: 60 dBA at 50 feet
	Sun. and Holidays:	6 PM to 10 AM		

Source: City of Sierra Madre. 2011. City of Sierra Madre Municipal Code. Title 9, Public Peace, Morals, and Welfare, Chapter 9.32, Noise.

My other serious concern was his determination of traffic noise levels. He is presenting what the FHWA considers as the loudest portion of traffic as the average traffic level, misrepresenting the overall traffic noise level in the area. My final concern in the meeting was his statement that city daytime hours within the code end at 10 PM. The only time mentioned in the code is the one I stated above which actually ends at 9 PM.

These are the specific issues that I saw come up in the meeting. I have further comments on the reports specifically in my peer review.

It is vital that you reconsider these studies. AHA needs clearer and more accurate noise guidance. Please call me at any time, and I can help clarify any questions you have.

Best,

Claire Pincock, Member, INCE-USA
Consultant, MD Acoustics, LLC

Office - 208.881.0431 | Cell - 208.390.9178
claire@mdacoustics.com | www.mdacoustics.com

September 1, 2022

Kristin Stephens

Sierra Madre, CA 91024

Subject: Alverno Heights Academy Villa – Noise Peer Review, Sierra Madre, CA

Dear Mrs. Stephens:

MD Acoustics, LLC (MD) is pleased to provide a peer review of the CSDA Design Group Noise Study dated 5/26/22 for the Alverno Heights Academy Villa Del Sol d’Oro.

1.0 Comments for the Report

MD has specific comments relating to the report that should be addressed in this analysis as outlined below:

1. There is no source referenced for the methodology of calculating the traffic noise levels using the L10 metric. MD is not familiar with this methodology and can't find any reference to it in the FHWA traffic noise documents. FHWA defines the L10 as “an indicator of the noisiest portion of highway traffic” (https://www.fhwa.dot.gov/Environment/noise/noise_compatible_planning/federal_approach/audible_landscape/al07.cfm) and not as the average traffic noise level as indicated in the graphs.
2. The 1998 Villa Noise Agreement states that private security will “take decibel readings at each wedding on a periodic basis” and “sound emanating from the Villa was reasonable if it was within 70 db at the Villa, allowing 84 db for 15 minutes per hour, 89 db for 5 minutes per hour and 94 db for 1 minute per hour between the hours of 7:00 a.m. at 10:00 p.m. These findings shall serve as a baseline for evaluation of whether or not the noise emanating from weddings at the Villa are in compliance with the applicable Sierra Madre Code.” Later in the agreement it is stated that in the event of a complaint the security guard will “take a decibel reading from *immediately outside the Villa* and immediately outside the residence of the neighbor”.

These limits are baselines given to ensure compliance to the Sierra Madre Code. These periodic monitoring limits are explicitly applied at the Villa, and measurements at the Villa are explicitly required to be taken immediately outside the Villa. These periodic monitoring measurements are not taken at the property line or at surrounding residential properties. The only time measurements are explicitly taken at the residences is in the event of a complaint.

Locations 1-4 should therefore not be compared to these limits and instead should be compared only to the Sierra Madre Code. Location 5, however, should be compared to these limits and is not.

3. The ambient is not established per the Sierra Madre Code. The local ambient is defined as the lowest noise level repeating itself during a two minute period using slow response and “A” weighting and with the noise source at issue silent. At no point in the report is the ambient level at Locations 1-4

established with the noise source silent for comparison. The graphs outlining the ambient +6 include the event noise, which is not the definition of ambient.

4. The report outlines a noise exceedance from Villa at 8 PM on Michillinda Avenue. The noise level at the surrounding residences is far above the levels before and after the noise exceedance and clearly exceeds the ambient +6 limit and is therefore not in compliance with the Sierra Madre Municipal Code.

2.0 Communications

The review team had no communications with the project applicant or the preparer of the noise study.

3.0 Conclusion

The study does not adequately prove that the Alverno Heights Academy is conforming to the noise limits during events. In fact, the report clearly outlines at least one instance of an event exceeding the Sierra Madre noise limits. The reviewer's qualifications are provided in Appendix A. MD is pleased to provide this peer review of the Alverno Heights Academy Villa Del Sol d'Oro Noise Study. If you have any questions regarding this analysis, please don't hesitate to call us at (805) 426-4477.

Sincerely,
MD Acoustics, LLC



Claire Pincock, INCE-USA
Consultant

Appendix A:
Reviewer's Resume



Claire Pincock graduated from Brigham Young University in the top 5% of her graduating class with a Bachelor of Science degree in Applied Physics with an emphasis in acoustics and a minor in Mathematics. Before joining MD Acoustics, she was a research assistant at BYU. Her research was focused on speech acoustics, specifically on how speech radiates from the mouth.

<https://www.physics.byu.edu/thesis/archive/2017>

In 2017, Claire presented her research with Dr. Timothy Leishman on speech directivity at the Acoustical Society of America, spring Boston conference where she placed 2nd in the student competition on speech acoustics.

<http://asa.scitation.org/doi/abs/10.1121/1.4987652>

This research is also presented in the following paper published in the Journal of the Acoustical Society of America in 2021: <https://asa.scitation.org/doi/10.1121/10.0003363>

Education

Brigham Young University
B.S., Applied Physics (Acoustics), 2017
Magna Cum Laude

Affiliations

Member, INCE-USA
Member, Acoustical Society of America

Representative Project Experience

Architectural Acoustics Assessment

- Vista Del Mar Residential Development, Dana Point, CA
- Hampton Inn, Santa Ana, CA
- 745 N. Croft Avenue Multi-Family Residential Development, Los Angeles, CA
- 700 N. Virgil Multi-Family Residential Development, Los Angeles, CA
- Lakeview Senior Living, Yorba Linda, CA
- Harbor View Villas – Rebuild Development, Ventura, CA
- Miramar Super Star Car Wash, San Diego, CA
- Foursquare, Redondo Beach, CA
- Lakeside Special Care, Lakeside, CA
- 1835 Oddie Blvd Nursing Home, Sparks, NV
- HUD NEPA Project Legacy, Riverside, CA

Noise Assessment

- Vineland Gas Station and Car Wash, Los Angeles, CA

- Lakeview Terrace Gas Station & Car Wash, Los Angeles, CA
- Van Buren Blvd Express Car Wash, Riverside, CA
- Broadway Gas Station and Car Wash, Los Angeles, CA
- Clinton Keith Service Station and Car Wash, Murrieta, CA
- Old Middlefield Car Wash, Mountain View, CA
- Riverside Car Wash and Retail, Jurupa Valley, CA
- Estrella Commons Residential Development, Goodyear, AZ
- Blackstone & McKinley Multi-Family Development, Fresno, CA
- Haven at 26th Mixed Residences, Rancho Cucamonga, CA
- Berylwood Park Skatepark, Simi Valley, CA
- Marshalls – Del Amo Plaza, Torrance, CA
- Desert Land Ventures, Desert Hot Springs, CA
- Pico Blvd Multi-Family Development Cat32, Los Angeles, CA
- Cyrus One Trane Chillers, Chandler, AZ
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- Pico and Fox Hill Restaurant, Los Angeles, CA
- Market Sciortino Rance Center Development, Brentwood, CA
- Hyssop Drive Warehouse, Rancho Cucamonga, CA
- Pavilion Plaza West, Garden Grove, CA
- Merced Snelling Road, Snelling, CA
- Ammon Multifamily Development, Ammon, ID
- Lab 5 Soccer Fields, Gardena, CA
- MSG Entertainment Studios, Burbank, CA

Vibration Assessment

- Canyon Creek Blasting, San Diego, CA
- Warner Ave Vault Resonance, Huntington Beach, CA
- Ellis Commons Senior Housing Blasting, Perris, CA

Construction Noise and Vibration

- Mae Boyar Park Community Building, Oak Park, CA
- Broadway Gas Station and Car Wash, Los Angeles, CA
- Clinton Keith Service Station and Car Wash, Murrieta, CA
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Noise Reviews/Updates

- Mt. San Antonio College Facilities and Projects Noise Review, Walnut, CA
- French Valley Airport Development, Riverside Co., CA
- Cameron Ave Surf Thru Express Car Wash Noise Compliance, Visalia, CA

Court Cases

- Sanctuary at Deseret Ridge, Scottsdale, AZ
- Mirabella ASU, Tempe, AZ

Municipal Code/General Plan

- Flagstaff Parks Noise Ordinance, Flagstaff, AZ
- Fresno West General Plan Update EIR, Fresno CA
- Sierra Madre Housing Update EIR, Sierra Madre, CA
- San Jacinto General Plan Update EIR, San Jacinto, CA
- Redwood City Housing Updated EIR, Redwood City, CA

Facilities

- MD Acoustics anechoic chamber qualification
- Ft. Huachuca anechoic chamber qualification, AZ

RT-60

- FCG Conference Rooms and Training Room, Draper, UT

Joseph Nosrat

Subject: FW: Comments on CUP 21-19
Attachments: 10462201_Peer Review 2_School.pdf

From: Claire Pincock [mailto:]
Sent: Tuesday, October 4, 2022 3:06 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Cc: K S < >
Subject: Comments on CUP 21-19

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

I am very experienced at providing peer reviews in Southern California and especially in the area of Los Angeles County. I have a number of serious concerns about the overall method of analysis, and the CSDA reports actually have evidence that the school activities are in fact violating the Sierra Madre noise ordinance. I am very familiar with the ordinance, general plan, and overall noise environment of the city, as I did the noise analysis for the housing element update in progress.

Please refer to the following table to understand the noise limits within the city (from the General Plan

Table 6-9 City of Sierra Madre Stationary (Non-Transportation) Noise Standards

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	Sun. and Holidays:	10 AM to 6 PM		
	Mon. to Sat.:	9 PM to 7 AM	-	• 8 dBA Above Ambient
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Public Properties	Mon. to Sat.:	7 AM to 9 PM	80 dBA at 25 feet	• 15 dBA Above Ambient at 25 Feet and • Amplified Equip: 60 dBA at 50 feet
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Technical Background report). Source: City of Sierra Madre. 2011. City of Sierra Madre Municipal Code. Title 9, Public Peace, Morals, and Welfare, Chapter 9.32, Noise.

To summarize the attached report:

1. The method of calculating traffic noise is unreferenced.
2. The LA County Noise Ordinance is incorrectly referenced.
3. The 80 dBA exemption is referenced incorrectly. The report itself shows exceedances to the municipal code.

Claire Pincock, Member, INCE-USA
Consultant, MD Acoustics, LLC

September 1, 2022

Kristin Stephens

Sierra Madre, CA 91024

Subject: Alverno Heights Academy After-School Activities – Noise Peer Review, Sierra Madre, CA

Dear Mrs. Stephens:

MD Acoustics, LLC (MD) is pleased to provide a peer review of the CSDA Design Group Noise Study dated 4/5/22 for the Alverno Heights Academy after-school activities.

1.0 Comments for the Report

MD has specific comments relating to the report that should be addressed in this analysis as outlined below:

1. There is no source referenced for the methodology of calculating the traffic noise levels using the L10 metric. MD is not familiar with this methodology and can't find any reference to it in the FHWA traffic noise documents. FHWA defines the L10 as “an indicator of the noisiest portion of highway traffic” (https://www.fhwa.dot.gov/Environment/noise/noise_compatible_planning/federal_approach/audible_landscape/al07.cfm) and is not representative of average or median traffic noise.
2. The report incorrectly utilizes LA County Noise Ordinance. Properties within the limits of Sierra Madre are not subject to the LA County Noise Control Chapter. Sierra Madre has their own Noise Chapter of the Municipal Code and their own list of special exemptions. Playground/school noise is not included. The report should instead reference the Sierra Madre Municipal Code which outlines a residential standard of +6 dB above the local ambient.
3. The report compares the noise levels to the 80 dBA exemption. This exemption applies to sources at a distance of 25 feet from the source and not beyond. The measurement locations 1-4 are further than 25 feet from the noise sources, and therefore the 80 dBA threshold does not apply at those locations. These locations should instead be compared to the ambient +6 dB limit as outlined in the Sierra Madre Municipal Code. This limit appears to be exceeded at Highland on 3/3/2022 around 4:40 PM, at Highland on 3/2/2022 at 3:30 PM, at Highland on 3/1/2022 at 3:30 PM. This is not an exhaustive list, as the ambient level has not been properly established in the report for comparison.

2.0 Communications

The review team had no communications with the project applicant or the preparer of the noise study.

3.0 Conclusion

The study does not adequately prove that the Alverno Heights Academy is conforming to the noise limits during after-school activities. The reviewer's qualifications are provided in Appendix A. If you have any questions regarding this analysis, please don't hesitate to call us at (805) 426-4477.

Sincerely,
MD Acoustics, LLC



Claire Pincock, INCE-USA
Consultant

Appendix A:
Reviewer's Resume



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- Redwood City Housing Updated EIR, Redwood City, CA

Facilities

- MD Acoustics anechoic chamber qualification
- Ft. Huachuca anechoic chamber qualification, AZ

RT-60

- FCG Conference Rooms and Training Room, Draper, UT

Joseph Nosrat

Subject: FW: Public Comment and Attachments for Planning Commission Meeting - October 6, 2022
Attachments: ATTACHMENTS_Public Comment_LPuleo.pdf; Planning Commission _Public Comment_LPuleo_October 6, 2022.pdf

From: Leesa Puleo [mailto: [REDACTED]]
Sent: Thursday, October 6, 2022 5:24 AM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Public Comment and Attachments for Planning Commission Meeting - October 6, 2022

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

Dear City of Sierra Madre,

Please submit the attached files to the members of the Planning Commission for tonight's meeting. If you would also be so kind as to confirm that you received these files, I would greatly appreciate it.

Thank you,

Leesa Puleo
[REDACTED]

ATTACHMENTS – PUBLIC COMMENT

Leesa A. Puleo

Planning Commission Meeting October 6, 2022

General Plan, Section 5 – NOISE

EXISTING NOISE ENVIRONMENT

The City of Sierra Madre is primarily a residential community nestled at the foothills of the San Gabriel Mountains. As with most communities, the primary source of noise is from passenger vehicles, trucks and buses traveling along local roadways. However, there are no major transportation corridors that traverse the City. Regional traffic on I-210 is audible through the daytime and clearly audible at nighttime in the City regardless of the distance from the freeway, with weather and geographic conditions causing some locations to be affected more than others. The residential neighborhoods, schools, parks, and the downtown commercial district also generate noise from equipment and other stationary sources of noise.

An ambient noise survey was conducted on November 1 and 2, 2011 to document the existing noise environment at various representative locations in the City. These locations were chosen to characterize areas within the City that are near the foothills, near the City center, in the southern portion of the City (that may be influenced by noise from I-210 traffic), and in typical residential neighborhoods. Noise level measurements were taken using Larson Davis (LD) Laboratories Models 820 (LD 820) and 714 (LD 714) integrating sound level meters. The sound level meters and microphones were mounted on a tripod five feet above the ground and were equipped with a windscreens during all measurements. The instruments were calibrated before use with a Larson Davis Model CAL200 acoustical calibrator to ensure that the measurements were accurate. The sound level meters were programmed to record noise levels using the “slow” time constant and the A-weighting filter (i.e., dBA). Meteorological conditions during the measurement periods were favorable and representative of the typical conditions, with clear skies and light winds.

A total of three long-term (24 hour) and four short-term (15 minute) noise level measurements were collected. Ambient noise survey locations are shown in Figure 6-6, *Noise Monitoring Locations*. The average (Leq), maximum (Lmax), and minimum (Lmin) values taken at each ambient noise measurement location are presented in Table 6-10. Table 6-11 describes each measurement location and the measurement results.

Table 6-10 Summary of Measured Ambient Noise Levels

Measurement Location	Primary Noise Source	Start Time	Duration	Noise Levels (dBA)	Measurement Location	Primary Noise Source	Start Time
1	Background traffic on Foothill Blvd.; background traffic on I-210.	10:50 AM	24 hours	—	—	—	58.6
2	Traffic on Sierra Madre Boulevard.	11:10 AM	24 hours	—	—	—	62.1
3	Traffic on Highland Avenue; background traffic on I-210.	11:30 AM	24 hours	—	—	—	51.1
4	Local traffic; landscaping activities; helicopter over-flights.	12:10 PM	15 min.	42.6	32.3	62.7	—
5	Local traffic; landscaping activities; barking dogs.	12:30 PM	15 min.	44.3	34.4	59.0	—
6	Traffic on Sunnyside Avenue; traffic on Highland Avenue; helicopter over-flights.	2:30 PM	15 min.	62.7	40.6	81.3	—
7	Traffic on Sierra Madre Boulevard; kids at playground.	2:55 PM	15 min.	59.1	44.9	73.9	—

Table 6-11 Summary of Noise Measurement Locations and Results

Location (Type)	Fire Name	Selection Rationale ¹
1 (Long-term)	At the building facade of The British House, approximately 50 feet from the street curb. This measurement resulted in 58.6 dBA CNEL, with hourly noise levels ranging from 46.4 dBA Leq to 55.8 dBA Leq. An analysis of the data suggests that the highest levels resulted from local traffic on Manzanita Road during the daytime.	This location was intended to be near the southern border of the City limits and along a relatively untraveled and quiet roadway so as to capture influences from I-210 traffic (which is farther to the south).
2 (Long-term)	In the downtown commercial district, located at the building facade at 33 E. Sierra Madre Boulevard. This measurement resulted in 62.1 dBA CNEL, with hourly noise levels ranging from 46.6 dBA Leq to 63.8 dBA Leq. An analysis of the data suggests that the highest levels resulted from traffic during the morning and afternoon traffic peak hour.	This location was intended to be near the intersection of the two major roadways in the City, Sierra Madre Boulevard and Baldwin Avenue (i.e., to focus on local roadway traffic noise patterns as well as the downtown commercial and retail districts). The actual selected location had excellent line-of-sight visual 'contact' to the intersection.
3 (Long-term)	At 273 Highland Boulevard. This measurement resulted in 51.1 dBA CNEL, with hourly noise levels ranging from 39.9 dBA Leq to 52.5 dBA Leq. An analysis of the data suggests that the highest levels resulted from traffic on Highland Avenue.	This location was intended to be a 'typical' residential location; representative of the overall City and without undue influences from freeway traffic, major local roadway traffic, and/or special uses such as schools, parks, or commercial/retail land uses.
4 (Short-term)	At the front yard of 618 North Auburn Avenue, approximately 20 feet from the road. This measurement resulted in 42.6 dBA Leq. The highest levels occurred due to local vehicular traffic, landscaping activities and helicopter fly-overs ² .	This location was intended to assess noise environments and sound propagation in the western up-slope and foothill areas of the City.
5 (Short-term)	At the front yard of 450 Churchill Road, approximately 20 feet from the road. This measurement resulted in 44.3 dBA Leq. The highest levels occurred due to vehicular traffic, landscaping activities, and dogs barking ³ .	This was another up-slope/foothill measurement site; this one is east of Mountain Trail Avenue. While farthest from I-210 noise sources, up-slope locations such as this one may experience freeway noise in the distance since they are elevated above the rest of the cityscape ⁴ .
6 (Short-term)	At the corner of Sunnyside Avenue and Highland Avenue, approximately 20 feet from the road. This measurement resulted in 44.3 dBA Leq. The highest levels occurred due to vehicular traffic and helicopter fly-overs ² .	This location was intended to be a 'typical' residential location; representative of the western portion of the City and near a school facility.

Table 6-11 Summary of Noise Measurement Locations and Results (Continued)

Location (Type)	Fire Name	Selection Rationale ¹
7 (Short-term)	At the Sierra Madre Park near the playground area, approximately 100 feet from the road. This measurement resulted in 59.1 dBA Leq. The highest levels occurred due to local vehicular traffic and activities at the playground area ² .	This location was intended to be a 'typical' location along a primary local roadway as well as to be indicative of a park use.

Notes:
¹ Considerable coordination was made with the city volunteer representatives for the selection of general areas to be surveyed during the noise study, as well as with choosing particular individual measurement locations. Guidance for appropriate environments was provided during this coordination, including restrictions on properties with pool equipment and discouraging the use of properties that housed dogs or other potentially noisy animals. See also note b.
² The considerations of note a, notwithstanding, the presence of general urban noise sources, including dogs, aircraft, helicopters, landscaping activities, children playing, and the like is simply an integral portion of the inherent soundscape of a city. As such, these sources are 'threads' in any given city's noise 'fabric' and are intended to be accounted for in a General Plan. Removing or discounting such 'normal' sources by choosing atypical measurement locations or by artificially swaying the data acquisition would induce a bias to the measurements, thus skewing the true assessment of the normal sound environment.
³ Note that some up-slope locations east of Mountain Trail Avenue tend to have hilly, obstructed, and/or 'pocketed' exposures to noise from lower elevation sources, even though they are overlooking the city below and the freeway in the distance.

EXISTING NOISE SUMMARY

The ambient noise levels observed throughout the City are generally characteristic of a low-density suburban area. The long-term measurements at Locations 1 to 3 ranged from 51.1 to 62.1 dBA CNEL. During the survey, average daytime noise levels at Locations 4 to 7 ranged from 42.6 to 62.7 dBA Leq. The short-term and long-term noise monitoring results and charts showing the hourly noise levels recorded at locations 1 to 3 are included in Appendix D.

The primary noise sources affecting the measured noise environments were traffic from the adjacent roadways, background noise from I-210, and sporadic miscellaneous events such as landscaping, street sweeping and helicopter overflights. The highest noise levels were primarily due to vehicular traffic and were recorded along the roadway right-of-way, close to travel lanes. According to the noise compatibility chart shown in Table 6-8, all measured ambient noise levels for these representative locations are within "normally acceptable" and "conditionally acceptable" levels for the development of residential uses.

Alverno Heights Academy Villa – Noise Peer Review



www.mdacoustics.com

September 1, 2022

AZ Office
4960 S. Gilbert Road, Ste 1-461
Chandler, AZ 85249
p. (602) 774-1950

CA Office
1197 Los Angeles Avenue, Ste C-256
Simi Valley, CA 93065
p. (805) 426-4477

Kristin Stephens

██████████
Sierra Madre, CA 91024

Subject: Alverno Heights Academy Villa – Noise Peer Review, Sierra Madre, CA

Dear Mrs. Stephens:

MD Acoustics, LLC (MD) is pleased to provide a peer review of the CSDA Design Group Noise Study dated 5/26/22 for the Alverno Heights Academy Villa Del Sol d’Oro.

1.0 Comments for the Report

MD has specific comments relating to the report that should be addressed in this analysis as outlined below:

1. There is no source referenced for the methodology of calculating the traffic noise levels using the L10 metric. MD is not familiar with this methodology and can’t find any reference to it in the FHWA traffic noise documents. FHWA defines the L10 as “an indicator of the noisiest portion of highway traffic” (https://www.fhwa.dot.gov/Environment/noise/noise_compatible_planning/federal_approach/sudible_landscape/s107.cfm) and not as the average traffic noise level as indicated in the graphs.
2. The 1998 Villa Noise Agreement states that private security will “take decibel readings at each wedding on a periodic basis” and “sound emanating from the Villa was reasonable if it was within 70 db at the Villa, allowing 84 db for 15 minutes per hour, 89 db for 5 minutes per hour and 94 db for 1 minute per hour between the hours of 7:00 a.m. at 10:00 p.m. These findings shall serve as a baseline for evaluation of whether or not the noise emanating from weddings at the Villa are in compliance with the applicable Sierra Madre Code.” Later in the agreement it is stated that in the event of a complaint the security guard will “take a decibel reading from immediately outside the Villa and immediately outside the residence of the neighbor”.

These limits are baselines given to ensure compliance to the Sierra Madre Code. These periodic monitoring limits are explicitly applied at the Villa, and measurements at the Villa are explicitly required to be taken immediately outside the Villa. These periodic monitoring measurements are not taken at the property line or at surrounding residential properties. The only time measurements are explicitly taken at the residences is in the event of a complaint.

Locations 1-4 should therefore not be compared to these limits and instead should be compared only to the Sierra Madre Code. Location 5, however, should be compared to these limits and is not.

3. The ambient is not established per the Sierra Madre Code. The local ambient is defined as the lowest noise level repeating itself during a two minute period using slow response and “A” weighting and with the noise source at issue silent. At no point in the report is the ambient level at Locations 1-4

established with the noise source silent for comparison. The graphs outlining the ambient +6 include the event noise, which is not the definition of ambient.

4. The report outlines a noise exceedance from Villa at 8 PM on Michillinda Avenue. The noise level at the surrounding residences is far above the levels before and after the noise exceedance and clearly exceeds the ambient +6 limit and is therefore not in compliance with the Sierra Madre Municipal Code.

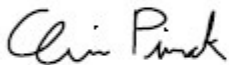
2.0 Communications

The review team had no communications with the project applicant or the preparer of the noise study.

3.0 Conclusion

The study does not adequately prove that the Alverno Heights Academy is conforming to the noise limits during events. In fact, the report clearly outlines at least one instance of an event exceeding the Sierra Madre noise limits. The reviewer's qualifications are provided in Appendix A. MD is pleased to provide this peer review of the Alverno Heights Academy Villa Del Sol d'Oro Noise Study. If you have any questions regarding this analysis, please don't hesitate to call us at (805) 426-4477.

Sincerely,
MD Acoustics, LLC



Claire Pincock, INCE-USA
Consultant

Summary of Calls for Service

**Summary of Calls for Service (2019-2022)
200 N. Michillinda Avenue**

<u>Date</u>	<u>Time</u>	<u>Call Description</u>	<u>Event</u>	<u>Disposition</u>
<u>2022</u>				
5-1-22	2:22 p.m.	Neighbor threatened students	School	Closed
4-30-22	10:58 p.m.	Disturbance	School	Closed
4-2-22	7:40 p.m.	Noise	Wedding	Under limit
3-28-22		Neighbor yelling at students	School	Closed
3-19-22	9:00 p.m. ¹	Man talking loud over speaker	School Gala	Lowered Volume
3-9-22	4:10 p.m.	Music	School	Lowered Volume
<u>2021</u>				
11-20-21	6:07 p.m.	Noise	School	Lowered Volume
10-29-21	8:42 p.m.	Music/Cars on street	School	Halloween Event
10-29-21	6:53 p.m.	Noise	School	Halloween Event
10-28-21	2:27 p.m.	Disturbance/yelling	School	Closed
10-23-21	10:16 p.m.	Music	School	School dance
10-16-21	7:45 p.m.	Football Game	School	Nothing heard
10-16-21	6:53 p.m.	Loud speaker used	School	Unfounded/ No noise
9-18-21	10:01 p.m.	Music	Wedding	Complied
9-18-21	8:50 p.m.	Music	Wedding	Complied
9-18-21	8:18 p.m.	Music	Wedding	Complied
9-18-21	8:17 p.m.	Music	Wedding	Complied
7-24-21	3:39 p.m.	Music	Wedding	Complied
7-24-21	12:51 p.m.	Music	Wedding	Volume lowered
7-19-21	8:32 p.m.	Construction		Work stopped
6-11-21	7:49 p.m.	Music	School Picnic	Music not excessive
5-15-21	10:01 p.m.	Music	Wedding	No music from area

5-8-21	6:04 p.m.	Music	Wedding	Noise reasonable
4-30-22	8:17 p.m.	Music	Party	Music not loud
4-19-21	6:04 a.m.	Car exhaust noise	Film	Car sent away
3-21-21	7:22 p.m.	Noise	School	Outdoor play
3-4-21	2:12 p.m.	Music	Film	Quiet
<u>2020</u>				
12-11-20	6:26 p.m.	Music	School	Drive-Thru Event/ Music low
11-11-20	8:38 a.m.	Construction	School	Advised workers of 10:00 a.m. holiday sta time
8-12-20	7:53 a.m.	Construction	School	No violation
7-14-20	7:02 a.m.	Fire Hydrant Installation	School	No violation
4-3-20	8:27 p.m.	Filming lights shining on House	Film	Lights not shining on house
3-30-20	11:56 p.m.	Noise	School	Noise from residence/ Not school
3-14-20	9:07 p.m.	Music		Complied
<u>2019</u>				
4-3-19	9:40 p.m.	Filming lights shining on House	Film	Lights not shining on house
2-13-19	7:25 a.m.	Filming construction	Film	No violation
2-10-19	9:13 a.m.	Filming crew	Film	No violation/ resident counseled



Get to Know Us Summer Admissions Academics Activities Campus Life Giving Alumni

IMPORTANT DATES

Dates and Times Are Subject to Change

Please contact Andrea Bertolini with any questions: facilities@alvernoheights.org or 626-826-9742

Villa Events:

September

9/3/22 – Event 2:00-10:00PM

9/10/22 – Event 4:00 – 10:00PM

9/17/22 – Event 2:00-10:00PM

RELATED LINKS

- Neighbor
- Leadership & Governance
- History & Villa del Sol D'Oro
- Living Our Mission
- Staff Directory
- Social Media
- Tuition & Fees
- Employment Opportunities
- Contact Us



9/17/22 – Event 2:00-10:00PM Get to Know Us Summer Admissions Academics Activities Campus Life Giving Alumni

October

10/1/22 – Event 2:00-10:00PM

10/22/22- Event 2:00-10:00PM

10/30/22 -Event 12:00-8:00PM



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Messages

STEVE Mazmanian
Sierra Madre • 16 Sep

Very Dangerous if some one pulling from Highland street to left turn to Michillinda does not see the traffic while parking for Alverno parents to pick up student .some one be killed from accident I told to Sierra Madre Police he did not care ..!!!!!!

Tom Aguilar
Upper Hastings Ranch • 13 Sep

Does anyone know why there is a line of cars along Michillinda ave on the Sierra Madre side near Alverno School? I have seen this happening for a while and at first thought it was secret Covid vaccines. What can be the big mystery
[See more...](#)

Posted in **General** to **Anyone**

3


Like 8 Comments Share

Karen Hanas • Sierra Madre

Steve Mazmanian. Good point. We might all go another way during Averno drop off and pick up.

16 Sep [Like](#) [Reply](#) [Share](#)

2

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 **STEVE Mazmanian** Author · Sierra Madre ...

Karen Hanas hi they should be park parents cars around alverno school property only much safer

17 Sep [Like](#) [Reply](#) [Share](#)

 **STEVE Mazmanian** Author · Sierra Madre ...

they should park Sunnyside and south side of Grandview only !!!!!!!!!!!!!!!!!!!!!!! the best solution

17 Sep [Like](#) [Reply](#) [Share](#)

 **STEVE Mazmanian** Author · Sierra Madre ...

not on Michillinda at all

17 Sep [Like](#) [Reply](#) [Share](#)





Tom Aguilar · Upper Hastings Ranch ...

Steve, I was almost HIT by a car turning left onto Michillinda from highland as I was walking, crossing the street on a Pedestrian crossing onto Highland. The drive just didn't see me and I had the energy to jump out of the way. And that was when there WAS a crossing mark there. It has been removed and I don't know why that is.

16 Sep [Like](#) [Reply](#) [Share](#)



Tom Aguilar • Upper Hastings Ranch



Regarding my initial posting (the person with the snide remark just move on) If these ARE picking up students from Alverno, isn't there a better way to bring them home safely, like a bus or van? At least this would eliminate some of the cars idling along michillinda.

16 Sep [Like](#) [Reply](#) [Share](#)



Ingrid McGruder • Sierra Madre South



I agree they should figure out a better pick up system it is very dangerous all the way down Michillinda to Sierra Madre. Horrible

17 Sep [Like](#) [Reply](#) [Share](#)



Ivanka Boras • Sierra Madre



Would be nice to institute mandatory busses transporting students to the school. Fsha does it to be courteous to their neighbors and limit the number of cars through the neighborhood. With so many schools in the area, we have a traffic issue with an influx of cars from surrounding communities. Just a thought.

21 Sep [Like](#) [Reply](#) [Share](#)



Carolyn Halpern • Upper Hastings Ranch



Brian Short Now, now. Are you an Alverno parent?

11 hr ago Like Reply Share



Brian Short • Wildrose



Carolyn No not at all but I've lived in the neighborhood for over 40 years

10 hr ago Like Reply Share



1



Yolanda Willits • Sierra Madre



Tom Aguilar Since last year they have added K through 8th grade, before that it was only high-school. More students and younger, they need to be picked up.

3 hr ago Like Reply Share



Add a reply...



Jen Torncello • Sierra Madre



Pick up line.

2 days ago Like Reply Share



1



Howard Hays • Sierra Madre



I haven't had a good pick up line in years.

1 day ago Like Reply Share



10



CJ Williams • Southeast Pasadena



While we are on the topic - does anyone know what that huge line of wooden things are? They have leaves at the top of them. Some are growing fruit and have birds in them and even nests. They're scattered everywhere as well.

2 days ago

[Like](#)

[Reply](#)

[Share](#)



11



Ryan Torncello • Sierra Madre



@CJ legend

2 days ago

[Like](#)

[Reply](#)

[Share](#)



3



Kevin Green • Lower Temple City



@CJ comedic perfection, kudos

1 day ago

[Like](#)

[Reply](#)

[Share](#)



1



Andres Juarez • Grand Ave



CJ they might be antennas used for satellite connection to Milky Way ☐

1 day ago

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Susan N. • Daisy Villa



LaSalle has lots of pick-up and drop-off traffic, too. Michillinda above and below Sierra Madre Blvd is very busy throughout the weekdays...

2 days ago

[Like](#)

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Carolyn Halpern • Upper Hastings Ranch



Susan But they don't block important intersections like Alverno does. Also, Pasadena listened to the neighbors and put speed bumps on the streets below years ago to slow down that school's traffic and also signs when turns can and can't be made. Sierra Madre's residents around Alverno have asked for similar things. So far, nothing for them. (edited)

53m

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[Reply](#)

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Jody Mary • Sierra Madre



Just wait until more traffic from the proposed development at the monastery site hits Michillinda and surrounding streets. The developers themselves say at least 450 more car trips per day.

2 days ago

[Like](#)

[Reply](#)

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Carolyn Halpern • Upper Hastings Ranch



Jody It's insane.

2 days ago

[Like](#)

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Susan N. • Daisy Villa



It will finally be time for at least one signal at Alegria/Grandview and maybe one four-way stop. I drive Michillinda as little as possible when I go to my mom's house. Instead, I drive through Upper Hastings both ways. Much less stress than wondering if a car is going to come flying out from a Sierra Madre side street after barely stopping. I think the development at the monastery is the worst idea for SM. I always envied the city for its peacefulness and being a great place to enjoy a nice walk... (edited)

2d Like Reply Share



Carolyn Halpern • Upper Hastings Ranch



Try making a left on Highland and Michillinda at 3 pm. It's very dangerous. Both the cities of Sierra Madre and Pasadena and Alverno have been put on notice about it.

2 days ago Like Reply Share



Susan N. • Daisy Villa



And my last comment: I don't water much so my lawns are dead but SM is building a lot of new houses. Pasadena is so overbuilt that I can't believe what I see when I make one of my infrequent trips across the city. When will our elected officials wake up and realize that they are truly the largest local part of the problem...

1 day ago Like Reply Share

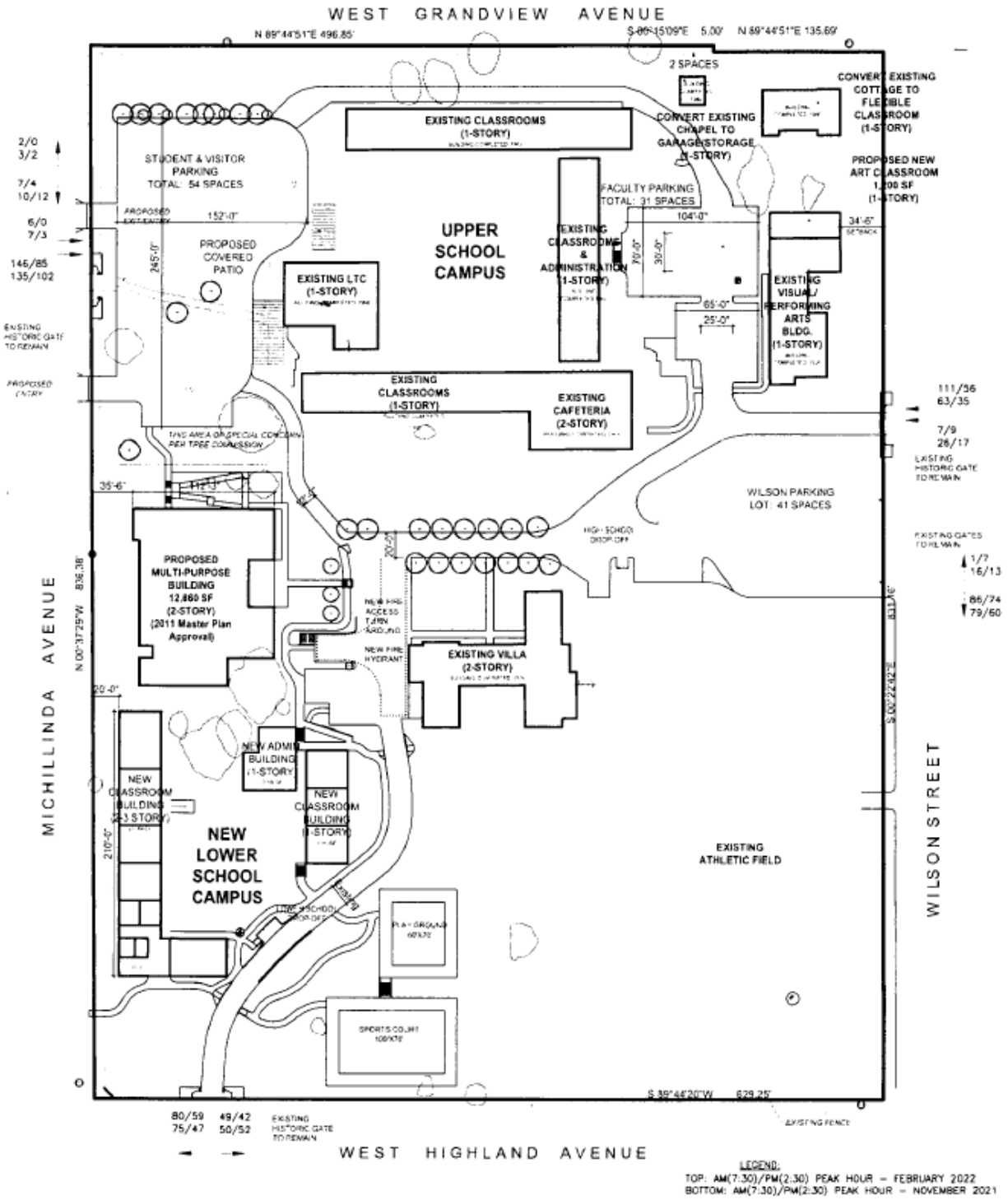


Kitty Opalenik • Sierra Madre

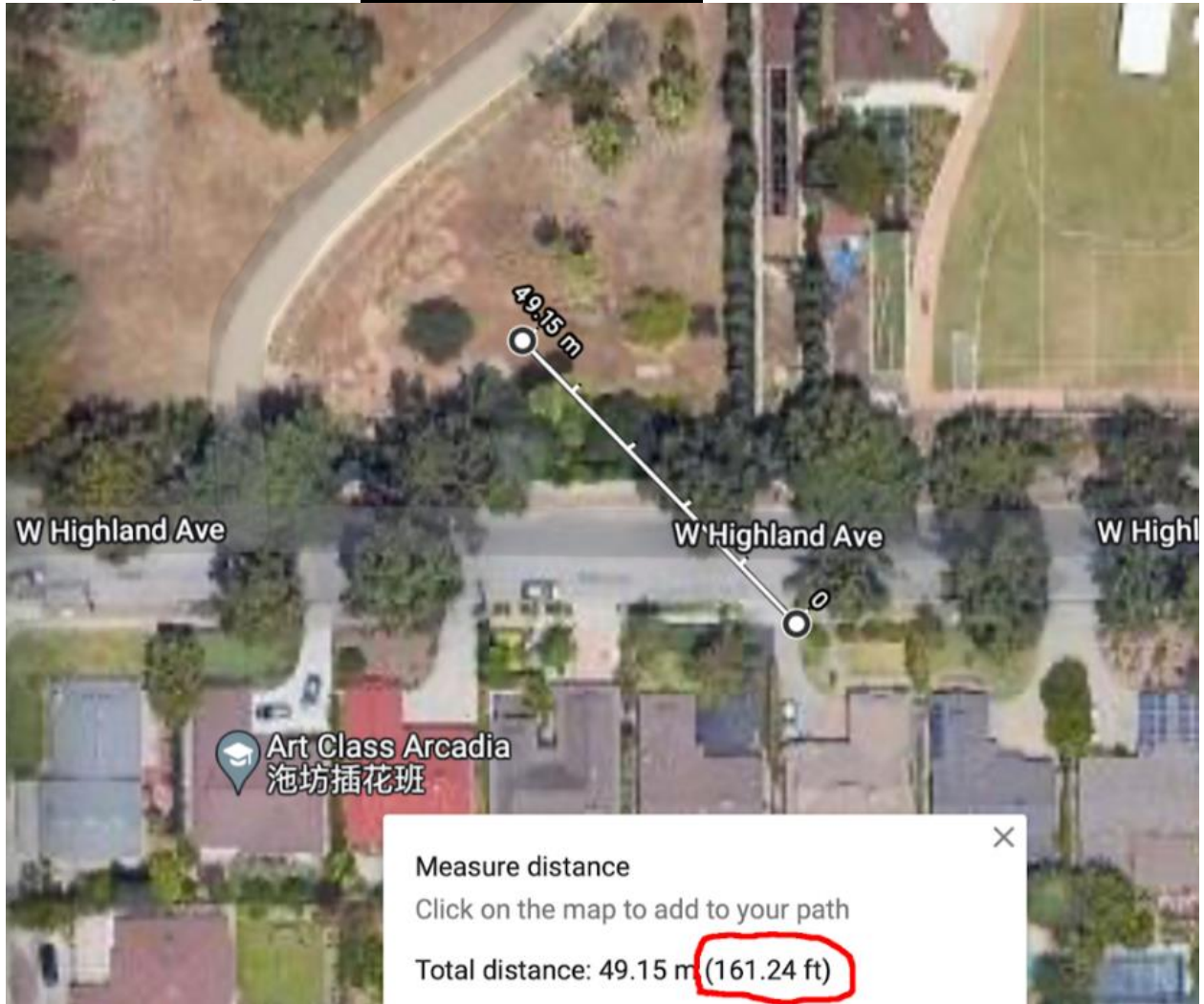


That's right, Susan. They keep building to their hearts content, yet we have to let our lawns die. It's hard to take any of them seriously.

Proposed Sport Court Location



Distance from Sport Court to [REDACTED]



West Highland Avenue Photos

Picture #1



Picture #2



Picture #3



Picture #4



PUBLIC COMMENT

Leesa A. Puleo



Planning Commission Meeting
October 6, 2022

Agenda Item # 1. 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

Introduction

It is always shocking to me that a Catholic School, or any school for that matter, would fight so hard to break the law. AHA has taken up countless hours of the Commission's and City Council's time for the past 11 months to find ways to get around the current noise and filming codes. Shame on them! Julia Fanara AHA headmaster's husband, Phillip Fanara, is the Board Chair of the Mater Dolorosa Passionist Retreat Center. Mr. Fanara, a successful commercial real estate advisor, vehemently supports the development of the Mater Dolorosa property and often provides professional commentary at city meetings. This may not appear to be a relevant bit of information, petty gossip even, but it is absolutely germane to this AHA CUP request. Mrs. Fanara, who represents AHA at every city meeting, has the backing of not only the plethora of individuals supporting AHA, but also the Board of Directors, constituents, attorneys, real estate professionals, and other stakeholders of the Mater Dolorosa Passionist Retreat Center. The AHA neighbor coalition, having little experience or legal counsel, is no match for the expertise and talent of AHA and Mater Dolorosa staff and their constituents. Neighbors feel we have to fight like heck to prove that what we are saying is true and that our challenges with AHA are real. Yet, AHA is allowed to meet privately with city employees, consult with city experts that assist them in preparing and submitting documents and justification for permit approval, provide documents and other correspondence to the city that the public is not privy to, receive information that is not available to the public, and have unlimited time to speak at city meetings when neighbors have a mere 3 minutes; agenda packets containing hundreds of pages of technical information are often posted on line just a couple of days before city hearings. We understand that these are appropriate local government processes, but our only recourse is to provide the Planning Commission and City Council with exhaustive amounts of personal documentation and commentary, substantiated and unsubstantiated data and information, and published and unpublished material that is readily available to us.

AHA Noise Study – Ambient Noise Level

The City of Sierra Madre conducted its own comprehensive noise study in 2015 and included it in the City of Sierra Madre General Plan, Section 5. Environmental Analysis – Noise (*see attached General Plan, Section 5*). The ambient noise levels observed throughout the city were “generally characteristic of a low-density suburban area” (Sierra Madre General Plan, pages 21 and 6-25). Measurements

ranged from 42.6 to 62.7 dB, taken from seven locations throughout the city; one measurement location, in particular, was at West Highland Avenue and Sunnyside Avenue. Sierra Madre was “considered as a normal suburban community with a typical noise level of 55 dB” (Sierra Madre General Plan, page 161). If the average ambient noise level was measured at 55 dB, according to data published by the City of Sierra Madre, ambient +6 dB should reasonably be measured at 61 dB, **NOT 70 dB** which AHA has proposed, an increase of **9 dB**. It should be noted that “as decibels rise, loudness quickly increases; a 10 dB rise is a 10-time leap in loudness. That means an 80 dB sound (a vacuum cleaner) is 10 times louder than a 70 dB sound (a telephone ringing) and **100 times louder** than a 60 dB sound (normal conversation)” (*Hearing Protection: Measuring Sound*, <https://www.fairview.org/patient-education/>). I believe the City’s published data on ambient noise levels should be taken into account when determining appropriate noise levels for AHA. The Villa should NOT have a special noise limit that is higher than the rest of the City. I also believe AHA cannot provide appropriate, honest, and accurate proof that their event rentals are an exception to the Sierra Madre noise ordinance.

Sierra Madre Code of Ordinance: 9.32.090 Exception permits. If the applicant can show to the city manager or his designee that a diligent investigation of available noise abatement techniques indicates that immediate compliance with the requirements of this chapter would be impractical or unreasonable, a permit to allow exception from the provisions contained in all or a portion of this chapter may be issued, with appropriate conditions to minimize the public detriment caused by such exceptions. Any such permit shall be of as short duration as possible up to three months, but renewable upon a showing of good cause, and shall be conditioned by a schedule for compliance and details of methods therefor in appropriate cases. Any person aggrieved with the decision of the city manager or his designee may appeal to the city council for final determination. (Ord. 1185 § 2 (part), 2000; Ord. 1012 § 2 (part), 1984; prior code § 5108).

If AHA is successful at raising their noise limit to 70 dB, it stands to reason that other entities and local residents will be allowed to follow suit, yikes!

AHA Noise Level Measurement

I don’t believe AHA can be trusted to accurately measure event noise levels as evidenced by the inadequate and potentially skewed data provided by AHA to the Commission (*see attached Alverno Heights Academy Villa – Noise Peer Review*), inaccurate tracking of police calls/reports made by neighbors regarding AHA noise (*see attached Summary of Police Reports 2019 – 2020*, refuted in Planning Commission public comment, July 21, 2022), and their refusal to provide neighbors with noise measurements from recent rental events. I feel AHA noise levels have increased significantly since the addition of the TK-8 program, yet, their noise study does not indicate a consequential change. I can’t comprehend how the noises and sound vibrations that are heard from my home and backyard are somehow louder, more intrusive and distracting to me and my family, than the AHA noise study indicates.

I firmly believe AHA has rarely, if ever, abided by the rules and regulations included in their TUP, CUP, General Plan, and city codes. In fact, just last Saturday, October 1, 2022, AHA had an event that I personally measured at 92 dB at 9:32 pm from my front yard, approximately 67 feet from the AHA West Highland Avenue fence and 120 yards from the south entrance of the Villa. It was my birthday and I had guests over for the first time in over two years. I was embarrassed by the music emanating from AHA, particularly a song with the lyrics, “I like big butts and I can’t lie”, clearly audible by me and my guests from my living room. I called the police and the dispatcher told me that AHA noise was “within the city code” without sending out officers. He also asked me what the event was and indicated that there were others who made complaints. I had no idea what the event

was as the calendar on the AHA website listed “EVENT 2:00 – 10:00PM”. On Saturday, September 10, 2022, AHA had an event that I measured at 95 dB at 8:48 pm from my front yard. I called the police and the dispatcher asked ME what the noise ordinance is and what was going on at the school. He also indicated that there were others who made complaints (Case #220910-0020). I feel the police should know the city codes and rules and regulations contained in AHA’s TUP and CUP and have the ability to measure noise levels accurately and ensure that AHA follows pertinent laws.

Because of the incidents listed above, and inaccurate and/or inadequate noise level measurements provided by AHA to the city and to the neighbors, I feel they should be required to use an individual, other than a staff member or stakeholder, to monitor noise levels at rental events. Additionally, neighbors were accused of providing “subjective” noise information at the previous Planning Commission meeting, so AHA should be held to the same level of scrutiny in their noise measurement requirements and hire a monitor who doesn’t have vested interest in the school. I also suggest that AHA measure event noise levels at 25 feet from the source of the noise, e.g. sound system/speakers, Villa entrance, Villa patio, volleyball court, athletic field, etc. A monitor could reasonably and effortlessly stand 25 feet from a noise source, i.e., wedding DJ sound system, to determine noise levels, versus walking the neighborhood and taking random measurements, which would be extremely subjective, biased, and open to interpretation. I know from the 25 years I have been an AHA neighbor that they will take every opportunity to skirt the city code if it is vague or ambiguous; it is pivotal to the neighbors that noise ordinances can be easily identified, measured, and adhered to by businesses, organizations and residents alike.

Neighbor Relations and Communication

Neighbor communication continues to be a significant challenge for AHA. I still have not received any emails from AHA to date, yet other neighbors received a link to the AHA website, “Neighbor Information”, on September 2, 2022. It’s absolutely ridiculous that AHA can’t figure out how to send me an email!

I have included a screenshot of the AHA neighbor information page from their website: <https://www.alvernoheightsacademy.org/get-know-alverno/neighbor-information/> (*see attached Neighbor Information Page*). Events are listed as “EVENT 2:00 - 10:00PM”. I honestly don’t think this fulfills the city’s requirement of a published calendar and continues to hinder neighbor relations, increase distrust, and further shows AHA’s lack of transparency. I believe the neighbor information page MUST include ALL non-school usage of the Villa and AHA facilities like non-profit, pro bono, sporting, and other campus events. When I call to make noise complaints, the police have asked me what is occurring on campus, assuming neighbors know what is happening at AHA when the information is not made available to us. How hard can it be to post an accurate calendar on line? I honestly believe AHA purposefully provides vague and outdated calendars so neighbors are unable to discern if an event falls under CUP or TUP usage and, therefore, can’t complain to the police and city officials over code violations.

AHA continues to maintain that neighbors are in support of the school and their current expansion efforts and don’t have challenges with noise, traffic, communication, etc. They believe only a handful of neighbors, including myself, are troublemakers and are hypercritical of their activities. I don’t believe this to be true. During the current CUP application process and master plan update,

AHA has NEVER, to my knowledge, had a close neighbor write a letter or attend a city meeting to provide support to the school and their endeavors. Individuals providing support have been employees, board members, current and past enrolled families, stakeholders, etc.; NONE of them live in the immediate area. In fact, there is one family who resides within 300 feet of the campus and has two children attending the AHA TK-8 program; they have NEVER publicly supported the school in any way. Recently there was significant discussion on Nextdoor.com regarding the traffic concerns during AHA pick up and drop off (*see attached Nextdoor.com AHA Traffic Discussion*). Although some responses were tongue-in-cheek, many neighbors were very vocal about their negative feelings towards AHA traffic.

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

West Highland Avenue Noise Mitigation and Grading/Construction Dust Reduction

The AHA CUP Amendment 21-19 and updated master plan does NOT include noise reduction, mitigation, and/or insulation efforts for the 600 block of West Highland Avenue where I reside, which is across the street from the AHA Highland exit gate, proposed sport court, and existing athletic field. Although noise abatement procedures are included for the other streets bordering the campus, West Highland is not included in AHA's expansion planning. Additionally, I don't recall seeing a dust control plan for grading and construction of the new facilities for West Highland residents. My son has severe life-threatening asthma and fugitive dust will significantly impact his quality of life. We will absolutely need to relocate if it becomes a problem for him.

AHA has proposed that a sport court be constructed almost directly in front of my home, approximately 161 feet from my property line (*see attached Proposed Sport Court Location*). My home may well become the closest private residence to any AHA owned facility, yet, there is no plan to block noise and sound vibrations! I can only assume that the lack of planning is due to the fact that I have focused my attention and commentary on other challenges with AHA that plague me and my neighbors, and not the noise that emanates from across the street from my home. Residents, including myself, may be negatively impacted by the noise and vibrations from activities occurring on the proposed sport court. In the past, residents of West Highland have asked AHA for noise reduction efforts, particularly during the construction of the new sports field, and our requests were ignored. I have included current photos of the proposed sport court location and there is little to no foliage, trees, or other fabricated barrier, to provide noise mitigation to the residents of West Highland (*see attached West Highland Avenue Photos*). It is important to note that the trash in picture #1 is directly in front of my home and is my current view of the school, which I feel shows AHA's lack of respect and consideration for the West Highland residents. The abandoned tires strewn all over the area are unsightly, not to mention a potential hazard for the young children that play there. "Used tires that are cleaned thoroughly and regularly can be considered safe for playgrounds, however, if they are not maintained properly, they may harbor harmful bacterial, toxins, and other dangerous microorganisms, which can cause serious health problems to your children" (<https://ownplayground.com/are-used-tires-safe-for-playgrounds/>). The boxed trees in pictures #3 and #4, that were left by a production company three years ago, have never been planted, although AHA promised they would do so, and many of them are dying.

Since the addition of the AHA TK-8 program, I have consistently measured noise levels emanating from the athletic field at 85 dB during the school day (maximum 97 dB, peak 100 dB) and at 96 dB during after school sports activities (maximum 99 dB, peak of 108.4 dB), from my front yard, approximately 67 feet from the AHA fence. Noise from the sports field can easily be heard throughout my home and all the way into my back yard. I feel the whistles are the most offensive noise and are sounded continuously throughout the day and early evening. During school hours, whistles are used to gather the TK-8 children from the field; from 2:30 pm to 6:00 pm they are sounded almost every minute during games and practices.

There have been countless playground and athletic field noise studies that define ways to design and construct facilities with some form of sound absorption, and that adult supervisors and coaches should receive training in the redirection of unnecessary yelling and screaming, yet, AHA has done nothing to buffer excessive noise from their West Highland neighbors; they continue to tell us that field noise is out of their control.

I work from home and have 50-minute zoom sessions with clients throughout the day and early evening. The whistles, cheering, and screaming from the AHA field are clearly audible to my clients and distracting to my own clinical processes. I believe the proposed sports court will make things even more difficult for me and the individuals I serve. One client jokingly asked if I was at an NBA game! I was embarrassed and felt unprofessional. I have to actively listen to my clients and provide calming, empathetic, and insightful feedback, which requires my total concentration and a quiet workspace. I am barely able to provide this with the noise emanating from the AHA property continuously throughout the day. I also have to remember intricate details of conversations, create comprehensive case notes of client sessions, and complete onerous insurance billing, that require all of my attention. I make use of a fan, noise machine, and noise cancelling headphones, but they are only minimally effective in blocking out AHA noise. Sadly, I have an old home with wooden, single paneled, and divided light doors and windows. The expense of upgrading my windows is a financial burden that I can't afford.

People often ask me, "You live across the street from a school, what do you expect?" In reality, I bought a home that was an entire block away from a quiet, female only high school, with an enrollment of 200 girls. The teachers and administrators were kind and considerate of the neighbors and personally invited us to their celebrations, masses, and graduations; the young women hand-delivered notes and gifts for Christmas and other major holidays. My biggest complaint back then was the girls parking in front of my house and smoking, making out with boys, and leaving trash. AHA would rent facilities off-site for large events and sporting activities; noise from the school was unheard of and I don't recall ever calling the police over excessive noise. Interestingly enough, in 1997 when I was considering purchasing my home, and upon the suggestion of my real estate agent, I sat on the front porch and under the oak tree in the backyard for several hours during peak school, business, traffic, and leisure hours. I needed to ensure that the home was a good investment in a safe and peaceful neighborhood. Only then did I decide to buy my home, which I sold my soul for. I thought it would always be a quiet, serene, positive space for me to work and my children to grow up in. I REALLY, REALLY didn't expect this!

As always, thank you for listening.



Joseph Nosrat

Subject: FW: october 6 meeting CUPs

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

From: [REDACTED] [mailto:[REDACTED]]

Sent: Wednesday, October 5, 2022 4:26 PM

To: PlanningCommission <PlanningCommission@cityofsierramadre.com>

Subject: october 6 meeting CUPs

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

Dear Planning Commission and City Council,

We met the lovely neighbors who walked around our area to discuss the Alverno expansion over a year ago. The couple tried to explain Alverno wanting to expand. We said we have had a problem with the game noise, pep rallies over loudspeakers and the music during weddings and traffic from filming. We declined to sign the neighborhood petition at that time because we didn't think the school would happen. We regret not signing the petition against the expansion.

We have had it after the last few years of this Pre kindergarten - 8's traffic and noise. Alverno just got an extension a few years ago. We thought there was no way Alverno could be approved for a K-8. They are supposed to be an girl's high school only. We got wind that this expansion did not go away there fore we feel compelled to write a letter.

We looked up the last expansion. The city tells us it was in 2011 or 10. We bowed out of any opposition to expand the high school after the taunts by the students, their families and supporters. Many didn't live here but they wouldn't back off. We worked full time and were raising a family. We didn't understand what our rights were at the time under the city code. The code is rather confusing and jumps around. We tried but gave up. We thought how bad could the expansion be for an all girls school be? Boy - do we feel blindsided with this new school, called a k-8. What's next? We hear from families that have left Alverno this year that they will be going to go ALL coed after they get the k-8 fully permitted.

It's not been that long but the impact this new school has on my home and family seems like an eternity!

The noise all day is excruciating. We have had to deal with their filming. We also find our weekends have been impacted by the Villa. My blood pressure has gone up. I am now on pills to regulate. I see a therapist. I won't go into the stress it causes in our home over the irritation. I can't open my windows for fresh air. We don't enjoy going out to a newly upgraded backyard. Our family is finding ourselves shut ins. We aren't that old! We never know which noise it will be which drives us crazy, kids yelling or a game, or a pep rally, or announcements on a PA, or music with a drum beat - don't care. It needs to stop!!

Then there are the parties at the Villa. We thought the city had some rules on that noise. My neighbor says it's the weddings and parties at the Villa. They seem to be growing in number since the years of the lockdown. We have called the police but they dismiss us saying it's early or other nonsense. We love our police but we don't feel they have our back on the noise from this school. We tried once to go on the campus to talk to them because no one answered the switchboard. We were yelled at by security telling us it was private and they were within the limits. Limits of what? The lady was a grouch.

People tell my family to just move. We can't. Have you tried to find a home comparable to yours in a community like Sierra Madre? We care for family on permanent disability after an accident. And why should we move? We gave years

of volunteering to better this town. Our town, our parks, our roads. Sierra Madre is where we have community and support. We have built lifelong friendships. We have family in the area. We need to stay close to the medical institutions that provide services and the specific care we need. We don't like pouring our hearts out publicly for fear of the backlash from Alverno supporters but now it's personal. First it's the monastery houses now this. Why is everything being shoved to this side of Sierra Madre without regulation?

Please remember our homes. Our lives depend on our representatives to do the right thing. My family is asking the planning commission to do something about the noise from the school which is coming into our homes, do something about the crazy traffic in the morning, afternoons and turn down the music at those parties!

Thank you
The Rosadella family

Joseph Nosrat

Subject: FW: Clarification of Alverno_Letter to Proceed K-8, noise logs.

From: K S [mailto:]
Sent: Friday, September 30, 2022 4:57 PM
To: Vincent Gonzalez <vgonzalez@cityofsierramadre.com>
Cc: PlanningCommission <PlanningCommission@cityofsierramadre.com>
Subject: Clarification of Alverno_Letter to Proceed K-8, noise logs.

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

Hello Vincent,

We hope you are out from under the Meadows project and our heat wave is giving way to Fall. We need some guidance and answers on the following in order to proceed with the 10/6/22 Planning Commission meeting.

1. Are you pushing the Villa CUP to be completed on 10/6/22?

Are you favoring and advising the city on the conditions? Would you help us understand what you are basing your recommendations of approval on?

Just trying to figure how this process works.

2. We only had 48 hours to upon getting the last PC meeting agenda, to review it, find discrepancies, hire a noise consultant and provide the PC with our findings asap. We understand that the Planning Commission might not have been provided our findings with enough time to fully review well ahead of the 9/22 meeting.

Since then, has the Planning Commission had time to review the two peer reviewed noise letters we provided that negate how AHA wrongfully applied the City of Sierra Madre's noise baseline? How noise measurements are to be taken? We are referring to the two letters for the Villa CUP and the AHA CUP that we submitted to the Planning Commission, city council and yourself.

What has been discussed?

4. Where do we find the EIR for the 2022 expansion? The AHA 2010 CUP? Is it within a document and which ones?

3. We want the use of the Michillinda parking lot stopped for the noisy activities throughout the day and weekends. It's more than a nuisance, especially since 2020. We find it unbearable but since Nuisance is the legal or city code term that's how we will describe it. Why is this use for everything other than the parking lot continuing without permit or allowable under the 2010 CUP?

4. How is your **Alverno_Letter to Proceed K-8** to Principal Fanara on 5/13/22 classified? It has conditions but not labeled a TUP. Is it the TUP for K-8? It reads like a CUP. Please advise.

5 We have been reviewing the Alverno plans, brochures, etc. Why do the plans keep changing? What is up on the city website is different than what is provided at city meetings, and even meetings Alverno held regarding the expansion.

6. Will there be any changes to the agenda from the last planning commission meeting to the 10/6 meeting and how soon can we get access?

Look forward to your answers and guidance. Thanks.

Respectfully yours,
Mr. & Mrs. K Stephens

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Joseph Nosrat

Subject: FW: Villa CUP #1 Agenda item 10/6/22
Attachments: 2022_10 04 PC Villa CUP request more AHA refuse log f.pdf

From: K S [mailto:]
Sent: Tuesday, October 4, 2022 8:07 PM
To: PlanningCommission <PlanningCommission@cityofsierramadre.com>
Subject: Villa CUP #1 Agenda item 10/6/22

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

Please distribute ahead of the meeting

Respectfully yours,
Mr. & Mrs. K Stephens

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

October 4, 2022

Re: 10/6/22 Item #1 – Conditional Use Permit for Villa rental events on property located at 200 N.

Michillinda Ave

Good Evening,

All parties seem to have agreed that the Villa's TUP could be extended a little longer yet there seems an unnecessary haste to finalize the Villa CUP before the Alverno CUP. The Villa use overlaps school use plus we aren't done talking about the school expansion and land uses. Please refrain from pushing the Villa TUP through until the school CUP is finalized.

Please don't create conditions in the Villa CUP that are left to the subjective opinion of Alverno staff that are biased event monitors.

We would like the Planning Commission to ask for a history of the Villa's noise logs? The Villa had two noisy paid event rentals (9/10 and 10/1) Neighbors made calls to the event monitor, and then police. Neighbors were told by the event monitor that the "noise levels were within the guidelines" without proof or answering whose guidelines.? The police stated they did not know the noise code and were not sure how to measure it.

Our request for the noise logs Alverno's event monitor took but have been refused to be provided. The event monitor was asked on 9/15. More requests were sent. The event facilities manager continued to defer to a city log even after clarifying we only wished to see what the event monitor or guard logged. The city police told neighbors they were not sure how to take a reading. In addition, where were the recordings taken, and what "guidelines" were used. Neighbors have been told the event monitor will keep and provide copies if we ask — yet we are refused. This happens too often.

*(See attached A - Alverno refuses to provide **their Villa** noise logs)*

Alverno refuses to work with the neighbors about their concerns regardless of what the admin states when speaking at city meetings publicly. It's like pulling teeth for us neighbors.

We are wondering what happened to the procedures by Alverno from the last period of the 2010 CUP for Alverno and the TUPs for the Villa since 2009? Procedures Alverno has provided to the city and makes the city think they are following. The current proposed Villa CUP is going away from what worked for awhile after the 2010 CUP. We want to see this in the proposed CUP.

1.10 B. Pg 8 ****Primary consideration: keep the noise levels down to a minimum**

Take decibel readings at each wedding every 1 hr and record these decibel readings in a log.No reading may exceed 60 decibels.

Have music turned down if it can be heard at the sidewalk.

Music should not be heard on the street, regardless of what the decibel reading registers.

1.10 A. Pg 8 *complaint by a neighbor about the noise emanating from the wedding, the security guard **shall take a decibel reading from immediately outside the Villa***

(Exhibit B - Excerpted from NAGEE 2012 Handout on Security Procedures and Post Orders for Alverno School and Villa. Copies delivered to city and handout to neighbors)

Yours,

Mr. And Mrs. K Stephens

Neighbors have been gate kept from this information for years by Alverno. It's beyond frustrating what we deal with.

(Copy and pasted for readability and saving paper. Actual emails can be produced upon request)

RE: Noise Report for (Villa) 9/10/22

On Fri, Oct 4, 2022 at 2:31 PM K S <[REDACTED]> wrote:

Dear Ms. Bertollini,

We will take this as a refusal to let us see the noise logs Alverno has taken from (any) event under the current TUP.

As stated, we are looking for the guidelines under the TUP for which the Villa is currently being operated. We do not feel this is an unreasonable request since this is a procedure that has not changed since the 2009 TUP. There is no other governing document at this time regarding Villa events such as the CUP Alverno seeks so we don't understand your refusal to provide the logs of measurement by Alverno during recent events.

In addition to the 9/10/22 event, neighbors complained about an event at the Villa on 10/1/22. One neighbor lived two streets away. You stated, "The noise was within the guidelines." Since you are the gatekeeper to noise disturbances during Villa events, it seems only fair that you provide the neighbors with what DBA you are basing the "guidelines" on, a noise log required of the event, and where the measurements were taken. By all appearances this seems to be your opinion and not of fact that the noise level was OK.

Alverno continues to demonstrate an unwillingness to work with the neighbors in matters of noise disturbances.

Respectfully yours,
Mr. & Mrs. K Stephens

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On Oct 4, 2022, at 1:15 PM, Andrea Bertollini <[REDACTED]> wrote:
Good Afternoon,

AHA is still in process with the City on finalizing the procedures and protocols with our private rented events. AHA is continuing to monitor the noise levels and to stay within the current TUP guidelines, rules and restrictions.

We will await the guidelines from the city.

Have a blessed day.

Sincerely,

Andrea Bertollini '91

Assistant for Development and Institutional Advancement
Alverno Heights Academy

[REDACTED]
Sierra Madre, CA 91024

[REDACTED]
www.alvernoheightsacademy.org

BE WHO YOU MAG NE

The mission of Alverno Heights Academy is to EMPOWER each young woman to be exactly the person she wants to be. ALVERNO HEIGHTS ACADEMY E-MAIL
CONFIDENTIAL: This electronic message and information contained in or attached to it may be privileged, confidential, and protected from disclosure and is
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other use of this information is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail and delete the original message and any attachments without reading or saving in any manner.

On Fri, Sep 30, 2022 at 3:59 PM K S <[REDACTED]> wrote:

Good afternoon Ms. Bertollini,

Perhaps you misunderstood whose log we were asking to be sent. On 9/15/22 we asked for the log/report of noise measurements that the Villa's event monitor took for the party rental. The event took place on Saturday 9/10/22. And where were those measurements taken?

The city police log is different. As we understand the police stated to other neighbors that he did not know the city noise ordinance nor how to take a measure.

You have stated at city meetings, and assured us, along with other neighbors that the event monitor takes the necessary noise measurements and keeps a log. That is what we asked for.

Bless you too.

Respectfully yours,
Mr. & Mrs. K Stephens

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On Sep 30, 2022, at 9:26 AM, Andrea Bertollini <[REDACTED]> wrote:

Good Morning,

Thank you for your email. Alverno is waiting for city staff to provide details and requirements regarding event monitor reports.

Have a blessed day.

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

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On Fri, Sep 23, 2022 at 12:52 PM K S [REDACTED] > wrote:

Resending from 9/15/22 for response:

Hi,

Please send a copy of the noise (readings) report for the event held at the Villa on 9/10/22. And where you took the readings.

Thank you.

Respectfully yours,

Mr. & Mrs. K Stephens

On Sep 15, 2022, at 6:39 PM, K S [REDACTED] wrote:

Hi,

Please send a copy of the noise (readings) report for the event held at the Villa on 9/10/22. And where you took the readings.

Thank you.

Respectfully yours,

Mr. & Mrs. K Stephens

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Nagy Protection Services, Inc.

Confidential Security Procedures and Post Orders

for

Alverno High School

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Revised 6/1/06

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Joseph Nosrat

Subject: FW: 10/6/22 CUP #1 Villa & CUP #2 Alverno - Please distribute

From: K S [mailto:]

Sent: Tuesday, October 4, 2022 9:43 PM

To: PlanningCommission <PlanningCommission@cityofsierramadre.com>

Subject: 10/6/22 CUP #1 Villa & CUP #2 Alverno - Please distribute

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

Dear Planning Commission Members, City Attorney and General Manager,

We understand that you might not have had time prior to the 9/1/22 meeting to review the two peer reviewed letters of CDSA's noise studies we provided from Claire Pincock at MDAcoustics. We apologize for only being able to submit her expert review the day of the meeting meaning a possible lack of time for you to fully digest. There is so much to consider and we appreciate your giving this important aspect of the CUPs your full consideration.

Pertaining to the CUP #1 Villa and noise concerns:

The 5/26/22 CSDA noise report is inadequate and has a number of very serious flaws.

The Villa site should not have a special noise limit. The **special limit given to the site of 70 dBA IS NOT FROM CITY CODE**. It is from the 1998 Villa agreement and was not meant to be less restrictive than the municipal code.

The municipal code of ambient +6 should still be followed here. The noise report fails to establish this ambient and therefore never proves that the Villa does not exceed the municipal code. ***In fact, there are instances within the 5/26/22 Villa report that the Villa clearly exceeds the +6 code.***

Instead of using a vague limit that's obviously not well understood and 24 years old, the **Villa should instead follow the municipal code which allows an exemption for noises that measure less than 80 dBA at 25 feet from the source. The monitor could stand 25 feet from the speakers. It's easy to understand, easy to enforce, and actually in the city code.**

Pertaining to the CUP #2 Alverno School and noise concerns:

The 4/5/22 CSDA noise report is inadequate and has a number of very serious flaws.

This report fails to establish the "local ambient" per the municipal code. Without establishing the ambient, the report fails to prove that the noise meets the +6 dB standard from the municipal code. **In fact, the report graphs shows that the +6 dB standard is likely exceeded multiple times at the residences during after school activities.**

The report instead uses 80 dBA as the standard. This standard is NOT applicable more than 25 feet from the source, and is incorrectly used here.

We ask that you not bless CSDA's noise studies. They need to be reviewed for the above inaccuracies and not be used verbatim as accurate when crafting conditions for CUP 1 and 2.

We did not move next to a K-8. Never ever looked for a home next to a park or school like what is going on across the street. The noise has been incredibly intense and impactful since the k-8 started. Why is the noise study from during the lockdown even still talked about in terms of conditions pertaining to placement of activities and the expansion? Prior to that we dealt with Alverno's non-stop tree clearing, "other improvements" and prior to that 2 years of field construction.

The CDSA studies are visually misleading too. The placement of the Grandview Ave monitor was across the street from Alverno high school buildings. It was 4 almost 5 houses away from the unsanctioned sports, play area and pep rallies with pa systems that are taking place on the Michillinda Ave parking lot. Other monitors were on the school property line. They need to be by the source of noise. We would not need to hire a consultant if the noise coming onto our property, into our home and up to the back of our property was as low as CDSA's studies contend. We are disputing their findings. Even our calendars show light days of activity at Alverno during that time unlike only the week before the monitoring. We would have no noise complaints and could stop spending so much time proving otherwise with recordings, noise reports, video, etc. if CDSA's noise studies weren't flawed.

CDSA's noise studies benefit and allow the Alverno and the Villa to be noisier than what the code of Sierra Madre city allows. Do not deviate please. Ms. Pincock gave you her number if you have any questions.

Respectfully yours,
Mr. & Mrs. K Stephens

*** Disclaimer ***

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Joseph Nosrat

Subject: FW: 10/6 Public Comment agenda item #1 Villa cup

From: K S [mailto:]
Sent: Thursday, October 6, 2022 5:48 AM
To: Joseph Nosrat <jnosrat@cityofsierramadre.com>
Subject: 10/6 Public Comment agenda item #1 Villa cup

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

Good Morning Joseph,
Please distribute our document and mp4 or give the Planning Commission access.
Found here:

https://drive.google.com/drive/folders/1iuwHnGKTgI9_A1Ezy6S_InfNABiiash9?usp=sharing

Respectfully yours,
Mr. & Mrs. K Stephens

*** Disclaimer ***

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Joseph Nosrat

Subject: FW: Folder shared with you: "SM 10/6 PC meeting public comment from K Stephens"

From: K Stephens (via Google Drive) [mailto: [REDACTED]]

Sent: Thursday, October 6, 2022 5:51 AM

To: PlanningCommission <PlanningCommission@cityofsierramadre.com>

Subject: Folder shared with you: "SM 10/6 PC meeting public comment from K Stephens"

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

K Stephens shared a folder



K Stephens (kreative247@gmail.com) has invited you to **contribute** to the following shared folder:



I assume I have to give you access in order to view two very short mp4s that won't fit in an email. Videos of dancing outside on a terrace while a DJ is indoors. I have submitted the link to Joseph already.
Yours, Kristin Stephens

[REDACTED] SM 10/6 PC meeting public comment from K Stephens



This email grants access to this item without logging in. Only forward it to people you trust.

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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 upload by 3PM
7:00 PM @ 232 W Sierra Madre Blvd | Sierra Madre | CA | 91024

October 6, 2022

Re: **Item #1** – CUP 22-03 - A REQUEST TO ALLOW ADAPTIVE REUSE OF THE VILLA FOR PRIVATE RENTAL EVENTS ON PROPERTY LOCATED AT 200 N MICHILLINDA AVE

Dear Members of the Planning Commission,

Thank you for one more opportunity to provide public comment. We have asked, but not received an answer as to what the city staff is basing their recommendations of approval for the two CUPs before you. It's a lot and we are slogging through it as we know you have also been. We feel there are areas that fall far short of the concerns neighbors provided to Alverno. We disagree with staff recommending that the Planning Commission Approve a Conditional Use Permit (CUP) Amendment for the Villa just yet.

We feel it necessary to request that some of the conditions stay as they are due to the many violations of the 2009 -2022 Villa TUPs. The crux of much of the neighbors frustration with Alverno rentals stems from this failure to abide by the TUP without sanction or consequences.

Conditions we would like to see addressed follow are in red. Sorry no time to change the all caps, just a time issue, not yelling. The agenda is very confusing as to what the residents are to be commenting or giving input on. We cannot figure out how certain conditions were strongly negotiated in 2010 with legal representation have been stripped away. Does this mean neighbors must acquire legal representation to protect the neighbors rights?

What can we provide to help you understand what dancing outside actually sounds like if the city does not provide a portal manner in which we can provide you video? Or even links to a private YouTube channel?

How can we show you what it's like at the end of events and often vehicles go down then back up the drive next to the Villa without attaching 80 images of an "event" violation? Vehicles that do not exit in the darkness of night out the Highland gate because no one directed them to, or in many cases, is locked?

How do we provide you a sample of the use of a mic for a wedding that hired a DJ with microphone, plus acoustic drummer who amplified his instrument playing

over a PA system accompanied by a beat track at full blast? And then the emails of the event monitor failing to admit the wedding did not follow protocol instead away our complaints saying it was within the guidelines.

The CUP is still vague and open for subjective interpretation and not where it should not be. In terms of the Villa events (paid or free) we do not want to hear them, feel them, have their lights shine in their home, not have their children woken up by them, or continue to keep our families awake.

We firmly believe if the 2009 -2022 TUPs granted Alverno to rent the Villa had been more stringently followed, then we would have almost no need to discuss with Alverno, or the police anything but an unforeseen disturbance.

We feel strongly that giving Alverno another special deviation from the hard won terms of the city film code is not the right direction. Alverno is gaining special waivers of fees, permits and more under the Villa's Historic designation,

Hours of operation: We respectfully disagree with Mr. Farringham bemoaning that stopping an hour earlier will hurt their revenue stream. It

As we understand it, the Planning Commission's job is not to consider an applicant's financials, or revenue streams but to determine land use issues and a cumulative or intensified use at that. Section 9.32.060 sets a daytime limit for the City as a whole for a reason

We disagree with the city staff's blanket statement that there is no impact and that a highly marketed rental venue is compatible with adjacent uses. This use of the Villa as a party and film rental space has absolutely impacted negatively and intrusively upon its neighbors and their property. Do not remove or water down the conditions that were meant to address the overuse.

There continues to be an omission of the Not For Profit, or free use, of the Villa. Please consider, and address ALL OF the uses, when it comes to renting the properties and/or services at 200 N. Michillinda Ave. Usage that has negatively impacted the lives of the neighbors and their homes and will continue to do so if the planning commission removes what neighbors gained in 2010.

_Thank you but do not send this up to city council as is.

Yours, Mr. And Mrs. K Stephen

Updated Noise Study - We strongly disagree with CDSA's findings being used to create Villa CUP conditions. Please refer to C. Pincock of MDAcoustics 2 Peer Review Letters sent for public comment 9/1/22, or resent in our 10/4/22 email for public comment to the Planning Commission but to refresh in short:

Pertaining to the CUP #1 Villa and noise concerns:

The 5/26/22 CSDA noise report is inadequate and has a number of very serious flaws.

The Villa site should not have a special noise limit. The **special limit given to the site of 70 dBA IS NOT FROM CITY CODE**. It is from the 1998 Villa agreement and was not meant to be less restrictive than the municipal code.

The municipal code of ambient +6 should still be followed here. The noise report fails to establish this ambient and therefore never proves that the Villa does not exceed the municipal code. ***In fact, there are instances within the 5/26/22 Villa report that the Villa clearly exceeds the +6 code.***

Instead of using a vague limit that's obviously not well understood and 24 years old, the Villa should instead follow the municipal code which allows an exemption for noises that measure less than 80 dBA at 25 feet from the source. The monitor could stand 25 feet from the speakers. It's easy to understand, easy to enforce, and actually in the city code.

THIS IS THE TIME to correct that language and close the loophole in the CUP

Example of vehicle lights leaving to exit Michillinda parking lot at 10:47PM.



**ADAPTIVE REUSE OF THE VILLA
CONDITIONAL USE PERMIT 22-03 (CUP 22-03)**

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

The applicant and property owner shall:

- 1.0 Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.
- 2.0 Comply with the requirements of the Institutional Zone Ordinance (Chapter 17.38) of the City's Municipal Code, as well as the Goals and Policies of the General Plan pursuant to Institutional Land Use as referenced below.

Policy L41.2 of the City's General Plan allows for the expansion of existing institutional sites provided that a comprehensive master plan is approved. The submittal of the CUP fulfills the requirement of Section 17.38.030.

- 3.0 Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.
- 4.0 To the fullest extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

1. Revocation of Conditional Use Permits (17.60.160)
2. Upon receipt of an alleged violation to the conditions of approval, the director shall meet with AHA to discuss the allegation. If a violation is found to exist, AHA shall be given sufficient time to propose and implement a corrective action plan prior to referral of the violation to the Planning Commission. **(Who? PLEASE CLARIFY Director of what?)**
3. Upon recommendation by the Director, the Planning Commission shall conduct a noticed public hearing to determine whether the conditional use permit should be revoked. If the Planning Commission finds any one of the following facts to be present, it shall revoke the conditional use permit:
 - 3.1. That the permit was obtained by fraud;

- 3.2. That the use for which such approval was granted has ceased to exist by reason of a voluntary abandonment;
- 3.3. That the permit granted is being or has been exercised contrary to any conditions of approval imposed upon such permit, or in violation of any law; or
- 3.4. That the use for which the approval was granted is being exercised so as to be detrimental to the public health or safety, or so as to constitute a public nuisance.
(What does this look like? WHO DECIDES IF THERE HAS BEEN AN PUBLIC NUISANCE?)
3. If the revocation hearing is conducted by the commission, its decision shall be subject to review on appeal, taken in the time and manner set forth in Section 17.60.120 of this chapter.
- 6.0 Execute and deliver to the City's Department of Planning and Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department within ten (10) days from the date of approval of the Master Plan. This approval shall not be effective for any purpose until the Applicant complies with this condition.
- 7.0 The conditions regarding film or photography activity and temporary uses apply to the property as a whole, inclusive of both the school and the Villa.
(Shouldn't this state the parcel)
- 8.0 Applicant and Property Owner are prohibited from hosting any concurrent film or photography activity, temporary uses, or religious events, as defined herein, at the school or Villa. This prohibition shall not apply to academic, sporting, or religious events related to the school. **(WILL CONCURRENT USE BE ADDRESSED IN THE CUP 2 FOR SCHOOL)** For purposes of this condition, "film or photography activity" does not include painting or cleaning activity. **(THIS MEANS WE WILL BE DEALING WITH FILMING FOR SET UP or BREAKDOWN TOO? Unclear)**
1. Annual Meetings: **(Disagree ONLY ONE ANNUAL MEETING AS BEING CONSTRUCTIVE, LET's ANIMOSITY BUILD IF THERE ARE UNRESOLVED CONCERNS/PROBLEMS. (TOO LONG BETWEEN MEETINGS ESPECIALLY WITH YEARS of CONSTRUCTION STARTING. You are asking residents to keep detailed logs of issues and wait a year? Too long. Of course memories and dates will fade and what AHA wants. Only meeting 1x a year DIMINISHes FACETIME THAT ONCE KEPT ALVERNO MORE RECEPTIVE AND RESPONSIVE TO ISSUES. NEIGHBORS ONLY AGREED TO BI-ANNUAL MEETINGS BECAUSE THERE WAS NO CONSTRUCTION GOING ON. ALVERNO WAS MORE RECEPTIVE TO ISSUES WHEN QUARTERLY MEETINGS were kept up)**
2. Applicant and Property Owner shall initiate annual meetings with neighbors to: **(WHY CAN't THIS INCLUDE "MUTUALLY AGREEABLE TIME AND PLACE to meet. This should not be dictated solely left to the discretion of Alverno as they have shown their inflexibility in this area and have more than once refused to allow for ADA accommodations)**
 - 2.1. Review implementation and enforcement of these conditions.
 - 2.2. Discuss noise mitigation measures.
 - 2.3. Review the need for revisiting any of these conditions.
3. Invitations to annual meetings shall be forwarded to the City Council, Planning Commission, and Director of Planning and Community Preservation.

1. Quarterly Notice:
 2. Applicant and Property Owner shall provide a quarterly notice to all residents within a 300-foot radius of the Villa regarding **all temporary uses**, film or photography activity, and religious events within a three-month period. **(We shall understand this to mean not-for profit use as well.**

TRANSPARENCY is needed in these notices. Residents need to know WHAT the events are. Not just listed as "event". There have been too many problems when the neighbors can't make a determination as to whether it is a film, or a party rental until 10PM, a PTA event until 12AM 10/23/21 or a Staff wedding AHA claimed was a school event until 11PM - 12/4/21)
 3. Quarterly notices shall be forwarded to the City Council, Planning Commission, and the Director of Planning and Community Preservation.
 4. Temporary uses and film or photography activity that are not included in the quarterly notice must be noticed pursuant to Chapter 17.88 (Temporary Use Permits) and Chapter 5.36 (Film or Photography Activity), respectively. **(What TUP would be granted other than film? CONFUSING, what would be a temporary use? Weddings and other rentals, paid or free are Temporary, need help with the intent of this condition)**
- 11.0 Planning Commission shall hold a public hearing to review CUP 22-03 one year from approval date to determine compliance with these conditions and to hear any feedback from the annual meetings. Prior to the public hearing, the Planning Commission will be provided with the event monitor's reports, with all verified complaints and remediation actions taken by AHA, noise readings, and logs of phone calls to the police department related to Alverno. Planning Commission shall be granted flexibility to determine the timeframe of review, and unless otherwise designated, the public hearing shall be held on the first anniversary and every year thereafter. If the Planning Commission determines one or more of the conditions of approval have been violated, it may request that the Director of Planning and Community Preservation agendize a public hearing regarding revocation of CUP 22-03, or it may propose a remediation plan to address the identified violations.

TEMPORARY USE CONDITIONS

All uses on the property must be consistent with all provisions of the Sierra Madre Municipal Code, including Chapter 17.88 (Temporary Use Permits), and the conditions of this Conditional Use Permit. In the event of a conflict with the terms of Sierra Madre Municipal Code Chapter 17.88, the conditions of this Conditional Use Permit shall control.

1.0 Frequency of Use/Level of Use

- 1.1 A total of no more than twenty-six (26) rental events per calendar year may be held. **(NO We do not agree to this as reasonable, go back to 30. Define rental events as being paid and Not-for-Profit (free) We do not want to trade off 4 paid rental events which is really two days when you consider, (set up, the ceremony then break down) for 15 days of filming from 7AM to up to 10PM - unless it gets waived. No matter how you massage the numbers, the neighbors are losing out on this exchange. Please do not agree to this**

- 1.2 No more than three (3) rental events per month may be held during the months of July through August and the month of December.

(NO TOO MANY,

This number needs to REMAIN as

“No more than two (2) rental events per month may be held during the months of May through October. “ WE WERE PART OF THE NEIGHBORS WHO NEGOTIATED A LONG TIME ON THIS FROM 2005 until 2011. Alverno has almost 400 students with tk-12 grades. There will be A LOT more extracurricular events and this means evenings too. There will be many evening events once the city finalizes the term of the School expansion and stops looking this way.

- 1.3 Rental events shall be limited to 200 guests.

- 1.4 Applicant and Property Owner need not apply for a temporary use permit for temporary uses authorized under this conditional use permit.

- 1.5 Applicant and Property Owner shall assign a parking attendant(s) to assist and direct the parking of vehicles in the Alverno campus parking areas for temporary uses and for anticipated at-or near-capacity events in the multi-purpose building. At least one parking attendant shall be assigned for every temporary use where it is expected that at least 100 vehicles will be expected for parking in the Alverno campus.

(At a minimum 2 attendants, best practices is one attendant per fifteen to twenty cars but 2 would be prudent for every 100 cars. One needs to direct onto the lot, answer questions, and another assist with helping guests find spots, answer questions, etc.

2.0 Time of Use

- 2.1 Rental events shall only be held on Fridays and Saturdays.

- 2.2 Friday or Saturday rental events shall begin no earlier than 8:00 a.m., including setup, and end no later than 10:00 p.m., with all music ending not later than 9:30 p.m.

(Technically this means guests can linger until 10:30PM Guests should be gone an hour before the support staff.

Hours of operation:We respectfully disagree with Mr. Farsing bemoaning that stopping an hour earlier will hurt their revenue stream.

As we understand it, the Planning Commissions job is not to consider an applicants financials, or revenue streams but to determine land use issues and a cumulative or intensified use at that. Section 9.32.060 sets a daytime limit for the City as a whole for a reason

AHA can choose to come back later and clean up. Every wedding and life celebration we attended have been quite adroitly and cleaned up with the exception of bar glasses and cake slices.

3.0 Noise

- 3.1 No live bands shall be allowed.

- 3.2 Instrumentalists (stringed instruments only) may be used for wedding ceremonies only without the use of amplification devices (this includes use of microphones). Microphones may be used only during the presentation of wedding vows, toasts, processional music and recessional music. **(This has always been confusing and vague. We have found Dj's outside the Villa using a mic prior to a wedding trying to garner crowd enthusiasm. That was excused by the event monitor yet it was blatantly in violation of the city noise code. Wouldn't it make sense to include the city noise level for these uses?)**
- 3.3 No use of microphones outside, except that microphones may be used for the presentation of wedding vows, toasts, processional music and recessional music only.
- 3.4 Dancing is permitted inside the Villa only not on ~~outdoor terrace~~. All music shall be played indoors within the Villa and all music speakers shall be oriented to project indoors. **(Strongly disagree with this change to allow outdoor dancing. Not only has dancing been allowed out of doors in violation of the 2009 -22 TUPs, it has proven too loud. The neighbors are sick of either cringing through this noisy violation, or when complaining have been told, "It's within guidelines" No readings or logs provided - END of discussion**

The Paramour Estate in Silverlake is a large historic mansion that is rented out for events just like the Villa. Local noise ordinances prohibit an outdoor dance party. Guests collect their personal belongings from the dinner tables and head back inside the mansion to finish out the night inside.

Scientific fact - Alcohol diminishes hearing so those that imbibe feel the need to speak louder and louder. It's fun to singing along with music, and to hoot and hollar as the levity rises. One has to yell just to be heard over the music. Consider that these days there are a variety of favors that are to be snapped and whipped around while dancing. More noise. So let the reveler enjoy their event but keep the dancing inside.

Please watch a perfect example of this. We have uploaded mp4's to a Google drive for the city staff. They should either provide you the mp4's or share the link with you in order to see -

Noise example Terrace dancing DJ inside 1.mp4
Noise example Terrace dancing DJ inside short.mp4

- 3.5 Generators to be on Alverno grounds, with a minimum of 150' from the Alverno campus property line. **(UPON FURTHER MEASUREMENT WE FEEL THE GENERATORS SHOULD BE BETWEEN THE VILLA AND SCHOOL BUILDING. Do not put on a hardscape which will transmit vibrations , they hum and they run loud! Especially the film ones.**
- 3.6 Sound dampening measures shall be provided to mitigate event noise including talking, cheering and singing. Additional artificial sound barriers shall be provided to dampen noise when windows and doors of the Villa are open. Such measures will be implemented pursuant to a mutually agreeable timetable between Applicant and Property Owner and the City. **(OXYMORON. THIS IS JUST NOT POSSIBLE TO OPEN WINDOWS AND DOORS AND MITIGATE NOISE. NO PLEASE DO NOT OPEN DOORS AND WINDOWS PERIOD ALSO, MITIGATION HAS NOT BEEN DONE YET IT'S BEEN IN THE TUPS SINCE '09.)**

3.7 All events shall be monitored for noise levels and shall not exceed 70 dBA at any time as measured from the Alverno campus property line. **(THIS IS WRONGLY APPLIED. SEE MDACOUSTIC EMAIL SENT FOR PUBLIC COMMENT REGARDING HOW TO MEASURE AND CORRECTLY APPLY THE NOISE CODE RESTRICTIONS. This measure is wrongly applying the city code.**

3.8 The Villa is in a residential area and guests should minimize noise and conversations while leaving the premises. **(HOW DO YOU SEE THIS BEING ENFORCED? IT NEVER HAS. GUESTS HAVE NOT BEEN USING THE HIGHLAND GATE EXIT AS EXPECTED IN THE PAST TUPS. How do we expect that the gates will be open for exiting? Guests see Michillinda and exit there.**

4.0 Alcohol

4.1 Applicant and Property Owner shall provide an ABC licensed caterer with specialized training in the service of alcoholic beverages to prevent problems with inebriated guests.

4.2 Alcohol will not be served the last hour of the event.

4.3 Applicant and property owner shall provide a sign to be prominently displayed (near the bar) at all events serving alcohol notifying guests that the Villa is located in a residential area with children and alcohol should be consumed responsibly.

4.4 Applicant, Property Owner, and on-site event monitors shall prohibit the consumption of alcohol beyond 10 feet of the Villa so that it is kept out of the parking lots and adjacent streets.

4.5 On-site event personnel shall be responsible for monitoring inebriated guests and shall take the appropriate measures to prevent such guests from roaming the neighboring residential streets.

5.0 Traffic and Parking

5.1 All rental event parking shall be located on the Alverno property and not on the surrounding streets.

5.2 Delivery trucks shall not be left idling in any parking lot on the Alverno property or the surrounding streets.

5.3 Delivery trucks and event guests shall not block residential driveways.

5.4 Deliveries and pickups for rental event furniture shall be made on weekdays before 6:00p.m. On those occasions where pickups must occur on a Sunday because of a scheduled school-related or non-rental event on a Monday, the pickup shall commence no earlier than 12:00 noon on not more than four (4) occasions per year.

5.5 All guests, staff, and vendors are subject to the entering and existing requirements of Exhibit 1 – Traffic and Parking Management Plan, included herein. The Traffic and Parking Management Plan is designed to minimize impacts to the neighbors, by alternating event entering and exiting per the plan. The Traffic and Parking Management Plan shall be included as a component of the contracts with the vendors and the event monitor. Catering trucks shall use the Michillinda Avenue entrance/exit at all times. **(This means they will be backing up and beeping along the interior drive, or turning around at night shining lights into homes. WHY CAN'T VENDORS LEAVE VIA HIGHLAND like expected in the '98 lawsuit? Alverno has taken away just about every gain from 2010.**

5.6 The Applicant and Property Owner shall install signs placed in conspicuous on-site locations (i.e., near entrances and exits to the Villa, near vehicular entrances and exits, and adjacent to Alverno's parking lots), instructing event guests: **WE WERE PROMISED THIS IN 2009, AND AGAIN 2012. AT NEIGHBOR MEETING THERE WAS CONCERN THAT THE SIGNS WERE TOO SMALL IN THE SCOPE OF THE LARGESSE OF THE GROUNDS, WILL NEED TO BE VISIBLE WITH SOME LIGHT SHINING DOWN ON IT TO ILLUMINATE. CAUTION AGAINST POINTING A LIGHT AT THE SIGN AS IT USUALLY POINTS AT HOMES OR THE EYE OF DRIVERS.**

5.6.1 To quietly and slowly exit via the Highland at Michillinda exit. **(WE REALLY LOOK FORWARD TO THIS BECAUSE THIS HAS BEEN AN ONGOING VIOLATION OF THE TUP.**

AS RECENTLY AS 9/24/22. WE TOOK 80 PICTURES OF VEHICLES (GUESTS OR STAFF WE COULDN'T TELL) GOING DOWN TO THE VILLA DRIVEWAY THEN TURNING AROUND AND POINTING HEAD LIGHTS AT OUR HOME WHILE THEY TRAVERSED BACK UP AND EXITED VIA MICHILLINDA

5.6.2 The Villa is in a residential area and guests should take care not to speed.

5.6.3 The Villa is in a residential area and guests should minimize noise and conversations while leaving the premises.

5.7 If sign notification does not eliminate speeding issues, possible solutions shall be addressed at quarterly meetings between applicant and neighbors.

6.0 Nighttime Lights

6.1 Lights in all parking lots shall shut off at 10:15 p.m. **(BUT GUARD AND STAFF GONE BY 9:30?**

6.2 Temporary event lighting shall be hooded or directed in such a manner as to not directly impact surrounding properties.

6.3 Pedestrian pathway lighting shall be directed downward and away from neighbors.

7.0 Litter and Garbage

7.1 Applicant and Property Owner shall provide clean up services staff on the Monday immediately following any rental or school event. The cleanup staff shall walk the property perimeter and pick up any trash from event that is found on sidewalks, walkways, streets and gutters.

7.2 All bottles shall be bagged and not deposited in outdoor trash bins after 10:00 p.m.

8.0 On-Site Event Monitor

- 8.1 All rental/non-school/non-City events shall have sufficient on-site event monitor staff present at such events at all times to ensure compliance with these conditions. (VAGUE, HOW MANY PER TOTAL NUMBER OF GUESTS AND STAFF WOULD BE BETTER IF DEFINED)
 - 8.2 Applicant and Property Owner shall provide the Sierra Madre Police Department with emergency contact phone numbers of an Alverno High School staff member and the on-site event monitor or event manager for each private rental event. All persons provided as telephone contact shall be available at the telephone numbers provided for the duration of the event. (WHERE IS THE WORDING, WILL RESPOND TO VOICE MAILS WITHIN 15"?)
 - 8.3 Applicant and Property Owner shall hire an on-site event monitor, subject to the approval of the City Manager or his or her designee.
 - 8.4 Event monitor reports shall be posted on the AHA website (WHEN? WITHIN 24 - 48 HOURS IS REASONABLE. WILL THESE REPORTS REMAIN ONLINE SO THAT THEY MAYBE ACCESSED AS NEEDED?)
 - 8.5 All on-site events monitors/staff shall have read these conditions and signed a statement indicating that he/she is aware of and will enforce these conditions.
- 9.0 Safety**
- 9.1 Applicant and Property Owner's rental contract shall include a prohibition on sparklers and other fireworks as required under the City Code.

RELIGIOUS EVENTS CONDITIONS

- 1.0 "Religious events" are not-for-profit, non-school events that further Alverno's religious mission and are not subject to limits in Section 1.1 of the Temporary Use Conditions.
- 2.0 Religious events may occur on Sundays and shall begin no earlier than 12:00 p.m. and end no later than 6:00 p.m.. (DOES THIS 12 PM TIME INCLUDE SET UP AND CLOSING UP BEFORE 6PM?)
- 3.0 Religious events shall be restricted to 100 guests maximum.
- 4.0 Noise limitations for the religious events shall be regulated under Section 3.0 of the Temporary Use Conditions. (CAN'T THIS BE SPELLED OUT SO WHEN NEIGHBORS HAVE A CONCERN THEY COULD CONSULT THE LIMITATIONS BEFORE MAKING CALLS?)
- 5.0 Religious events exclude weddings on Sundays.
- 6.0 Applicant and Property Owner will submit to the City an application for religious events to allow the City to confirm Applicant and Property Owner's accordance with this conditional use permit. (PLEASE INCLUDE ON THE QUARTERLY OR IF AMENDED. NEIGHBORS ARE ASKING FOR TRANSPARENCY SO THERE IS NO CONFUSION OR TRYING TO SLIP ANOTHER USE IN UNDER THE GUISE OF A RELIGIOUS EVENT)

FILM OR PHOTOGRAPHY ACTIVITY CONDITIONS

- 1.0 All film or photography activity at the Villa or on the property must be consistent with all provisions of the Sierra Madre Municipal Code, including Chapter 5.36 (Film or Photography Activity), and the conditions of this Conditional Use Permit. In the event of a conflict between the terms of Sierra Madre Municipal Code Chapter 5.36 and the conditions of this Conditional Use Permit, the conditions of the Conditional Use Permit shall control.
- 2.0 Filming shall be limited to 45 days per year but are not subject to limits in Section 1.1 of the Temporary Use Conditions. **(30 --- NEIGHBORS ARE DEEPLY OPPOSED TO THIS DEVIATION FROM THE CITY FILM CODE. WE ATTENDED MANY MEETINGS AND SPENT UNTOLD HOURS TRYING TO CRAFT THE CODE. IT IS ABSOLUTELY SHOWING FAVORITISM AND UNFAIR TO LET ALVERNO DEVIATE FROM THIS. THIS IS EXACTLY THE ISSUE WITH 12 YEARS OF VILLA TUPS. ALVERNO WAS THE ONLY ENTITY IN TOWN WITH THE SPECIAL PRIVELEGE OF YEAR LONG TUPS. THIS IS A SLAP IN THE FACE OF THE NEIGHBORS WHO HAVE VEHEMENTLY EXPRESSED THEIR CONCERNS, COMPLAINTS AND HARDSHIPS FROM FILMING AT 200 N MICHILLINDA.**
- 3.0 Film productions must be at least 7 days apart. **(14 --- NEIGHBORS ARE DEEPLY OPPOSED TO THIS DEVIATION FROM THE CITY FILM CODE. IT IS ABSOLUTELY UNFAIR TO LET ALVERNO DEVIATE FROM THIS. CUMULATIVE USAGE!! THIS IS A SLAP IN THE FACE OF THE NEIGHBORS WHO HAVE VEHEMENTLY EXPRESSED THEIR CONCERNS, COMPLAINTS AND HARDSHIPS FROM FILMING AT 200 N MICHILLINDA.**
- 4.0 Generators to be on Alverno grounds, with a minimum of 150' from the Alverno property line. **(SHOULDN'T THERE BE A REFERENCE TO THE NOISE CODE, EITHER FROM THE GEN PLAN OR CITY CODE REGARDING VIBRATIONS - DISTURBANCES FROM SOUNDS. GENERATORS NOT ONLY VIBRATE, THEY HUM VERY LOUD**
- 5.0 Set lighting shall be hooded or directed in such a manner as to not directly impact surrounding properties.
- 6.0 Cost of third-party film monitor to be included in film permit. **(WHAT HAPPENED TO FILMLA. NOW IT'S JUST A VAGUE STATEMENT -WHO CHOOSES? WHAT EXPERTISE IS NEEDED, CAN IT BE SOMEONE'S COUSIN OR SOMEONE WORKING IN THE FILM INDUSTRY WHO UNDERSTANDS DIPLOMACY BETWEEN RESIDENTS AND A FILM LOCATION.)**
- 7.0 Applicant and Property Owner shall ensure that the City has issued a filming permit prior to any film or photography activity on the Alverno campus.

(End of conditions)

Joseph Nosrat

Subject: FW: agenda item #2 Alverno CUP
Attachments: 2022_10 06 Letter to the Planning Commission #2 AHA Noise parkin lot F.pdf

From: K S [mailto:]
Sent: Thursday, October 6, 2022 1:34 PM
To: PlanningCommission <PlanningCommission@cityofsierramadre.com>
Subject: agenda item #2 Alverno CUP

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

Please distribute, 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 upload by 3PM

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

October 6, 2022

Re: Item#2 CUP AMENDMENT 21-19, & ADDENDUM TO THE MITIGATED NEGATIVE
DECLARATION TO UPDATE THE ALVERNO MASTER PLAN

Good Evening,

Our neighborhood would like to thank everyone in the city involved for staying focused on this being a land use issue and not a popularity contest. Any land use request for 200 N. Michillinda that further, and permanently, erodes the adjacent neighbors peace and quiet is not acceptable. We ask that the additional intensity of use that continues to intrudes on their families, lives and homes be denied, unless it can be permanently mitigated. The neighbors no longer wish to be the CUP police for Alverno school and their for profit/not-for-profit businesses.

As a neighborhood rep I am still looked upon to help the neighbors who feel this application is beyond their scope, an overly lengthy process, and laden with extraneous side bars It is often misleading in it's written assumption by the applicant or city comments about what their reality has been since the K-8 moved next door to their homes. *Personally, I disagree with the process comment. It's a necessary evil to preserve our neighborhood.*

There has been a contingency of neighbors who have opposed the development of a school next to their home since 1959. What was once a reasonable, hidden behind a forest of lush trees, all girls weekday only high school without sports (and only 2 weekend open houses) has disappeared. We now must look at visually and metaphorically what has become an overpowering entity that threatens to diminish our R-1village atmosphere neighborhood - again. We ask, what about us? Several of us are good Catholics.The neighbors meet when they can but are school fight fatigued. They have been doing this for years. ***The adjacent opposing neighbors want conditions that stop this encroachment once and for all:***

ISSUES

Issues raised in the interviews (and detailed in the attached April 7, 2006 Memorandum: Alverno High School Facilities Plan: Issues and Recommendations) could be summarized as:

- Event Impacts and Enforcement
- Filming Intrusion and Noise
- School and Outside Activities and Sports
- Parking and Traffic
- Visual Impact/Tree Loss
- Conformity with and Adherence to City Requirements and Agreements

*2022 No changes lessen the intensity of use
Some issues were raised at 5 AIA Expansion meetings and in correspondence*

1. Expansion mtg
2. Traffic mtg
3. Noise mtg

Plain and simple - **We are requesting, after over two years, that the use of the Michillinda parking lot as a sport court and other uses that project noise that is well out of compliance with the Sierra Madre's Municipal noise code. It needs to be stopped and be moved to a more appropriate location.**



We feel there have already been significant adverse environmental effects by this use. **Is there an EIR for this use?**

We continue to ask the City of Sierra Madre staff, and Alverno, how using the expanse of this parking lot as a play area, recess, pep rallies, awards ceremonies with a PA system, a multi-sport court, and more, is less noisy than that of the approved Multi-purpose building with doors closed?

Under the 2011 CUP and NMD conditions it states: the **Multi-purpose building doors must remain shut during activities** as required to mitigate the noise onto both Pasadena and Sierra Madre neighbors under their noise codes. (7/7/2011 NMD) This building is where the sports like Volleyball, Basketball are supposed to be played and students can gather.

The 2011 Planning Commission agreed to the design of proposed Multi-purpose building but only with mitigation measures incorporated

Found under "Prior to issuance of building permits, the project applicant shall demonstrate that operation of the **multipurpose building with amplified sound shall be in compliance with the City of Pasadena's noise limits as specified in Municipal Code Section 9.36.040 and Sierra Madre Municipal Code Sections 9.32.030 and 9.32.060.** Compliance will be demonstrated through an acoustical study that may include, but is not limited to, noise attenuation measures within wall and window building assemblies, location of air ventilation ducts, and location of entry doors. The building shall be constructed so that windows and doors can remain closed during school functions **to prevent interior-exterior transmission of noise.** These noise attenuation measures shall be shown on all building plans and verified during construction. **The school administrator shall ensure that doors and windows remain closed during school functions.**" (7/7/2011 NMD)

Please refer to our letter from 9/1/22 and attachments along with the 2011 Mitigation and Monitoring 3.12 Noise section of the NMD

We hope we are making our point because :

There is no CDSA study that can refute **the levels of noise from a hardscape surface to be lower than what was expected from the use (INSIDE) the Multipurpose Building in 2011**. The City of Sierra Madre approved the Multipurpose Building for the noisy court sports.

The ambient levels of noise in our neighborhood have risen dramatically and negatively with the manner in which a K-8 operates. That coupled with Alverno's decision to stop renting off site facilities for their volleyball and basketball sports and instead use the Michillinda parking lot is also to blame. *No one should confuse our pointing this out as being the fault of the students. That is not the neighbors intent. We also know there will still be school noise.*

There is no "sound curtain" that can mitigate the expanse of the parking lot to lower noise to the levels appropriate under the city noise ordinance levels that travel across to our property and other adjacent neighbors in this area.

Excessive, and drastic tree removal from the Alverno site starting in 2011 have made any discussion of noise mitigation negligible from that standpoint. Alverno cannot depend on trees or bushes, due to drought, disease or removal for their buildings, fields and hardscape, to provide mitigation. There are far fewer trees and bushes and more hardscape surfaces than when AHA took over in 1960. Those trees will never come back.

Neighbors are upset that Alverno has already constructed a sport court in the Michillinda parking lot. It should not be conditionally included and needs to be removed NOW because:

Alverno never had a permit or approval to install a sport court or study of the environmental impact prior to installation. This is a tactic by La Salle. Build what they want then say, "oops, I guess we need a permit." This is a deceitful practice and should not be approved for this location after the fact.

The neighbors do not like being lied to. The illegal **sport court was installed under the false guise of "concrete improvement"**. AHA agreed to give neighbors advance warning of construction and tree trimming. Never happened. Neighbors responded to a sudden disturbance in their homes by the intense jackhammering into the Michillinda parking lot blacktop. Neighbors were given an excuse for the usual failure to give plenty of advance warning. The true nature of the construction was done under lies. **Cutting holes to secure poles for Volleyball netting is NOT A CONCRETE IMPROVEMENT!** *(see following emails to the facilities manager requesting that no use like this be installed)*

The Northwest corner of 200 N. Michillinda has grown in usage and never stopped since 2020 although we thought it would be temporary.

7/2022 Neighbors were told foliage was removed for improvements. Bushes planted a year ago have been removed. Now there are bleachers and basketball hoops.

Alverno has been granted approval for a Multipurpose Building under the 2011 CUP. This was after asking the residents, and telling the city to accept this monstrous sized building because it would mitigate noise from court sports and other school uses.

The neighbors don't like being deceived after comprising in good faith that the Multi-purpose building would hold all court sports and doors would be closed at all times under the NMD. There has been no building. Under the 2011 CUP Phases 2 and 3 consisted of the construction of the Multi-Purpose Building and the accompanying expansion of the Michillinda Avenue parking lot plus more.

Instead of a Multi-Purpose Building and the expanded Michillinda parking lot for vehicles we have a K-8 being installed and the parking lot used for everything but a parking lot.

The neighbors have more traffic and safety issues because no one can park in the Michillinda parking lot due there being sports, or any other variety of non vehicular uses like PE, pep rallies, recess, classrooms, summer camps, etc We have provided images to police

We disagree with the 2020 Master Plan and Objectives as being sensitive to the neighbors' concerns regarding mitigating noise. The playground and two outdoor sport court structures are sited on the campus so that they are not SENSITIVE to the neighbors' request to Principal Fanara that it be stopped. "No" was the response. No offer to negotiate either.

The current reconfiguration of the Michillinda parking lot causes more night-time lighting impacts to Grandview and Michillinda homes. The Highland exit is kept locked so traffic uses Michillinda to exit during school events

We cannot find any peer reviewed study as the basis for Principal Fanara telling the commission that young children must play on hardscape on 9/1/22.

Alverno did not discuss the playground or sports court at the expansion meeting. *(I refer you to 1/24/22 meeting minutes - K Fartsing states he knew neighbors wanted to discuss it but he didn't bring any documentation that allowed for discussion)*

The Michillinda parking lot will expand in size. It will be an even bigger hardscape surface area under the 2010 CUP and with it a cacophony of sound dispersing noise from use.

We would like to refer you to Section 2.0- Project description:

The project would consist of the replacement of modular classrooms with a permanent Lower School campus of approximately 25,000 square feet with the construction of **a sports court** and playground.

It states "a" sports court not **multiple sport courts. Neighbors do not agree with multiple outdoor hardscape courts that are showing up in various documents after the fact.**

Using the Michillinda parking lot in this manner has already been studied as TOO IMPACTFUL, CREATES MORE TRAFFIC, SAFETY ISSUES AND NOISE per Alverno's 2011 consultants, studies and meetings with the city, and in public, when determining where the best location for the Sport fields should go.

There should be a condition requiring Alverno to return to renting appropriate facilities like they use to until they build the facilities that will prevent this nuisance

The planning commission is tasked under L37.8 to ensure that all development and new uses are compatible with adjacent uses, and yield no significant negative impacts **to noise**, air quality, water quality and **traffic**.

*We disagree with the city's statement that there is no impact by adding a K-8 and is compatible with adjacent uses. This change in the type of use agreed upon under the 2011 CUP as an all girls only high school has absolutely impacted negatively, and intrusively, upon many neighbors. **Alverno is choosing to run a school, rent their Villa, plus actively seek out filming surrounded by an R-1 neighborhood. It's an intense amount of use in what is supposed to be a quiet neighborhood. The commission is not being asked about the use of other schools in the city, this is about the use at 200 N. Michillinda Ave.***

*Mr. Farsing argument about regulating a school is incorrect. **This requested use to be a school in this location is what triggers the need for a CUP.***

We have documented in many different forms various negative impacts such as noise, and traffic, which are available for review for the asking. The city offers no way to provide in multi media formats through city channels, or demo fully in a 3" public comment. We continue to try various forms but so far

Let's talk more about noise:

----- Updated Noise Study - We strongly disagree with these findings when it comes to the CUP #2 for Alverno schools

We strongly disagree with the CDSA study and findings being used to when it comes to noise. Please refer to C. Pincock of MDAcoustics 2 Peer Review Letters sent for public comment 9/1/22, or re-sent in our 10/4/22 email for public comment to the Planning Commission but to refresh in short:

Pertaining to the CUP #2 Alverno School and noise concerns:

The 4/5/22 CSDA noise report is inadequate and has a number of very serious flaws.

This report fails to establish the "local ambient" per the municipal code. Without establishing the ambient, the report fails to prove that the noise meets the +6 dB standard from the municipal code. **In fact, the report graphs shows that the +6 dB standard is likely exceeded multiple times at the residences during after school activities.**

The report instead uses 80 dBA as the standard. This standard is NOT applicable more than 25 feet from the source, and is incorrectly used here.

We asked CDSA why their studies didn't measure what we were hearing? Because they were using the wrong baseline, the position for monitoring was inappropriate for the source of complaint, they can't measure certain pitches, nor sounds transmitted through vibration.

Noise nuisances are now emanating from land uses that AHA's consultants reported were already deemed too impactful in 2010 for the Northwest corner:

Whistles are blown during school hours, after school practices and games.

Sports whistles are rated to sound between 90 - 122 decibels.

Consider how many times a referee must sound their whistle during a volleyball game - A whistle is used to call players to the start, to signal a serve and start of play, to end a rally, if

there is a fault, to call out an injury, a disqualification, to signal a replay and a dozen other possible reasons -- IT'S A LOT OF WHISTLES.

It is a very piercing noise in the span of 2 hours. There is a good hour of warm up before games, even practices and practice games after school as we have documented.

Add the levels of noise coming from just a sports practice for volleyball or basketball to the very loud cheering from students, coaches, a referee, players calling out plays, clapping, etc. and it goes right up to our home and up our driveway so we can't open the back of our home until late.

And there are the basketball practices and games . . . sports camps in the summer

Some neighbors would like us to mention that the balls and other equipment hitting the ground is a nuisance.

We hear staff using whistles and yelling to gather their students when there are other less intrusive proven effective practices that include the needs of children on the spectrum.

Raising a hand until students give their attention is one way to the teacher. Students recognize the signal to stop doing what they are doing, allowing the teacher to speak instead of yelling out what they need to do. In the beginning some students will need a little time but it's a learned response and kids are fast learners.

Alverno changed from bells to chimes in 2009 in response to complaints from neighbors about the noise. Even the students said they liked the change.

The neighbors request a condition like that for the Sports field and Amphitheater that there be no PA systems allowed for use on the Northwest area, specifically the hardscape area of the Michillinda parking lot.

Thank you for your consideration, of all of our submissions and your time thus far.

Yours,

Mr. and Mrs. Stephens

Jack hammering and concrete grinder started working in the Michillinda parking lot at 7:30 AM Apr 28, 2021 installing what we now realize was to be for a sport court.

On Apr 28, 2021, at 8:26 AM, Ms. Bertollini wrote to undisclosed recipients:

Good Morning,
Alverno is having concrete repair work done today. We were just notified this morning that a crew was available. Please call or email with any questions.
Sincerely,
Andrea Bertollini '91— Snip —

On Apr 28, 2021, at 9:57 AM, Ms. Bertollini wrote:

Morning Mrs. Stephens,

AB *I combined both of your emails together so I could answer them.*

KS Why is there a worker cutting into the blacktop? That is not concrete work. We are very concerned about Alverno/the Villa making changes to the campus plan that are not in or part of the CUP.

AB *There is work taking place on the Michillinda lot, behind the offices and by the cafeteria. They are pouring cement, drilling holes, shaving concrete and repairing asphalt/concrete in several locations.*

KS We hope your memorial was memorable and tea lovely. ABThank you.

KS Exactly what is Alverno doing to the blacktop, the Michillinda parking lot? We are not accepting changes to the campus under the guise of "repairs" that are not part of the CUP. Any installations or new construction not part of the plan should be ceased. We have put in a call to the city. **AB** *City officials are notified with all neighbor emails.*

KS In addition, we do not appreciate your lack of notice. We could hear the worker who had already been using power tools when you sent this email. **AB** That is not correct. I was in the lot when I sent the email. Maybe there was a delay with the internet.

KS In addition, the CUP states there is to be no amplification. We should not be hearing events held in the amphitheater or sports field via a sound system. Please see the CUP Exhibit A. **AB** When any officer has been called to campus they have stated that Alverno is following all city sound ordinances.

KS We are grateful Alverno is back to using the only approved plan for drop off and pickup.

Sincerely, Andrea Bertollini '91 Facilities Manager

KS-City officials were in a meeting. I did not receive a call back
AHA's facilities manager admits they use the sound system on the sports field or amphitheater in clear violation of the 2011 CUP. NO amplification

Joseph Nosrat

Sent: Thursday, October 6, 2022 2:16 PM
Subject: FW: Distribute for tonight's meeting
Attachments: 5 Niosh app Noise measurement reports.pdf

From: K S [mailto:]
Sent: Thursday, October 6, 2022 2:00 PM
To: PlanningCommission <PlanningCommission@cityofsierramadre.com>
Subject: Distribute for tonight's meeting

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

A sampling of noise log reports we took. Includes one wedding that had outside dancing and shouldn't have. EVERY adjacent street heard this party and many called about it. I do not recall seeing our complaint in the police logs. Sometimes the police will not log a complaint when they are already dispatched by another complaint

All measures taken from our property. We used an external mic and wind screen.

In a 2010 report summary in **regards to the Michillinda Parking lot:**

2010 - Master planners representing Alverno reviewed alternative locations for the field and found that the impacts were greater in these alternative locations. The planners reviewed plans turning the field to an east-west orientation, which resulted in the destruction of the Villa's mirror pool and cypress trees. The planners reviewed the location of the field in the north-west portion of the campus; however, this would result in the relocation of the existing parking area off of Michillinda Avenue, resulting in increased traffic impacts on surrounding local residential streets. They concluded from these studies that the public interest, convenience and necessity are better served with the expansion of the Soccer/Softball Field in the proposed location. The MultiPurpose Facility would be located on the site of the present tennis courts, an area previously disturbed for development. Other site alternatives were considered inferior, would result in additional tree loss, increase traffic on local residential streets and other create other impacts.

We attended those city meetings. We heard that the noise would be an issue. We have been going by this as the reason the parking lot was to be just that, a place to park vehicles.

Respectfully yours,
Mr. & Mrs. K Stephens

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Noise measurement report

Date: 11/5/21, 2:42 PM

Operator: Ks

Place: West Grandview Cross street Michillinda Ave

Measurement results

Measurement time (hh:mm:ss)	00:18:25
LAeq	68.6 dB
Max. level	88.0 dB
LCpeak	101.4 dB
TWA	dB
Dose	%
Projected dose	%

Notes

200 N Michillinda Ave parking lot (bordering West Grandview Ave) filled with children and adults. A woman on loudspeaker telling audience to cheer. Volleyball game with adult players. Extremely loud. Recording snippet taken to demonstrate noise along with this measurement



Noise measurement report

Date: 11/20/21, 7:56 PM

Operator: Ks

Place: [REDACTED]

Measurement results

Measurement time (hh:mm:ss)	00:30:13
LAeq	49.0 dB
Max. level	88.8 dB
LCpeak	101.5 dB
TWA	dB
Dose	%
Projected dose	%

Notes

Wedding or event rental at Villa d oro 200 N. Michillinda. This reading does not measure the bass. Doors were open on the North and South of the Villa. A DJ was announcing dances, generating crowd swelling, playing digital music with a very heavy bass. It started with Christmas carols so loud we could make out every word. Extremely loud, then it gave way to dance bass heavy music. We could see guests outside dancing when we walked around the property looking for a security guard or the facilities manager. All we saw were party guests. We did not feel comfortable asking them to find the guard. We tried calling and the voice mail box was full. Police were called but told someone else had already done so they would not need to dispatch their officers for this. No response from the police, stayed loud until after 9 or 9:30



Noise measurement report

Date: 2/9/22, 4:35 PM

Operator: Ks

Place: [REDACTED]

Measurement results

Measurement time (hh:mm:ss)	00:45:02
LAeq	62.4 dB
Max. level	85.3 dB
LCpeak	101.7 dB
TWA	dB
Dose	%
Projected dose	%

Notes

AHA sporting event with electronic scoreboards, whistles, screaming (INCREDIBLY LOUD) female attendees. Coaches yelling, so were participants, etc. Could not ignore the noisy intrusion even at the back of our property with doors closed.

Visitors parked moved neighborhood trash cans into the driveways to allow them to park closer even though the south side of Grandview was empty 6 houses from Michillinda. Visitors were parking and lining both sides of Grand View and some of Michillinda. There were many empty parking spaces in Michillinda Parking lot and the Wilson lot was mostly empty



Noise measurement report

Date: 2/16/22, 4:25 PM

Operator:

Ks

Place:



Measurement results

Measurement time (hh:mm:ss)	00:43:23
LAeq	63.3 dB
Max. level	83.3 dB
LCpeak	104.3 dB
TWA	dB
Dose	%
Projected dose	%

Notes

Noise began building at 3:02PM or that is when it was loud enough for us to be disturbed. Throughout the next two hours. There was an uptick in vehicle horns honking which usually means there is excess traffic from AHA creating issues with traffic. Cars are going over the center yellow dividing line avoiding the cars lined up on Grandview and the noise from them striking the markers add to the noise.

A man was yelling out drills, boys responded very loudly, vocally.

There were adults sitting in chairs, adults and children standing around, empty parking spaces, several vehicles are in the process of lining up West Grandview. The occupants leave their vehicles and are seen walking to AHA Michillinda parking lot.

There is now a referee in uniform blowing a whistle. A male voice yelling instructions or coaching. People are clapping, cheering. What looks like two teams each, young males in uniform, playing a basketball game. Instructions from the team members can be heard being yelled



Noise measurement report

Date: 2/17/22, 5:03 PM

Operator: Ks

Place: Home

Measurement results

Measurement time (hh:mm:ss)	01:56:25
LAeq	65.0 dB
Max. level	109.2 dB
LCpeak	124.5 dB
TWA	30.4 dB
Dose	0.0 %
Projected dose	0.1 %

Notes

Late afternoon 2 hr game on the parking lot. the usual screaming, referee whistles, parents cheering, coaches yelling instructions. Other students cheering. Players calling out to each other. LOUD