



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



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

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

Re: 12/1/22 agenda item #2. CONDITIONAL USE PERMIT AMENDMENT 21-19 11/28/22

Good morning,

After a meeting and more discussions with neighbors in both Sierra Madre and Pasadena that surround 200 N. Michillinda we have concluded the summary memo of attachment F is not based in truth. It appears inflated. **We reserve the right to present why by a professional noise consultant before December 1. The current findings are deceptive therefore should not be used to create a condition regarding the use of the parking lot even with mitigation.** We are forced to hire a noise consultant once again in short order to confirm our lay understanding of this proposal, the numbers and refute it.

We are always asked when speaking with noise consultants why hasn't the city hired a noise consultant to help guide them in this process? Why is the city relying on the applicant who has shown a blatant disregard for the law, city code and their neighbors?

We are requesting the city of Sierra Madre Planning Commission hire its own noise consultant. AHA cannot be trusted to appropriately apply the current noise code once again. The noise from the K-8 is a complicated issue. We feel hiring a noise consultant to guide the city in determining how to enforce our code and general plan is wise. The applicant ignores the fact that the purpose of the CUP is necessary for allowing the school to operate amongst our own neighborhood. We can't disrupt them, why should they be allowed carte blanche to disrupt our families and homes?

We are very concerned about the K-8 noise and the negative affect it has brought to our quality of life and mental health. **We are requesting all conditions regarding the noise that can be applied simply and without complication.**

The school cannot be trusted to monitor itself so don't allow them use of the parking lot for more than parking. We will wait to see what happens with the proposal for staggered start times before discussing traffic and safety issues.

The Sierra Madre police department has good intentions but it has it's own challenges. High staff turnover is one issue. We are still finding in the last month, that AHA admits to not being equipped to enforce the Villa CUP that just went into effect. To add to the variables sometimes our police department uses subs or officers from other cities. They don't know what we are talking about regarding the enforcement of the noise code or even what a CUP is. The neighbors are exhausted trying to get what is in the noise code enforced by police.

We cannot ignore the cumulative use of this land by the school - as a school, as free to whomever the applicant chooses to provide usage of their facilities, and for profit rentals that add to the dilemma of using the Michillinda parking lot for sports and play for years to come.

The use is too much as a sport court, playground, after school practices and games, pep rallies and awards ceremonies with amplification, PE, lunch and snack space, recess, drive through drop off and pick up, fundraising bazaars, the Halloween Haunt etc., etc. Once we had to put up with a weekend overnight campout in the parking lot!

As for the Planning Commission and city staff determining the use of this parking lot should be nothing more than to stop this use. We don't need more years of this.

- There are much better spaces on the grounds that are not as close to homes - like the sport field that has been studied as an alternative.
- **THIS USE AS A PLAYGROUND AND SPORTS VENUE HAS NEVER BEEN IN THE CURRENT EXPANSION PLAN OR DISCUSSED WITH RESIDENTS!!!**
- The sport court installations were illegally constructed, vegetation removed and now has spectator bleachers installed!
- **The applicant should not be rewarded for building something without permit or EIR.** There never should've been use without an EIR. Yet the applicant did it anyway.
- **The applicant should not be rewarded for trying to sneak this in and set a precedent for other entities to do so in Sierra Madre.**
- We feel our Planning Commission is wise to this tactic. What does it say to the community and others who want to build something if the Planning Commission decides to look the other way on this practice of build then try to get permitted?

Further discussion points among neighbors who oppose the Michillinda parking lot for play, sports or uses other than parking in regards to Attachment F, are as follows:

Grandview Ave:

- How did the applicant arrive at the sound reduction numbers?
- **These reductions of 20-30 decibels aren't possible unless there is a roof and walls over the parking lot. Sounds like the Multi-purpose building**
- **There is no way a sound curtain or wall will diminish noise to homes sitting on Grandview can diminish the noise by 20 - 30 DB.** That's a pipe dream!

For the neighbors on the West side in opposition:

- A sound wall might assist one home but no more because of the driveway (soon to be two) Many more homes are affected by the parking lot use and the large playground.
- A sound wall must be continuous to be effective.
- Applicant is not considering the Pasadena noise code like in 2010. It's different than Sierra Madre.

Highland street neighbors are flummoxed:

- Why hasn't there been discussion of the lower school sport court and playground and the noise that will be generated?

Joseph Nosrat

Subject: FW: CONDITIONAL USE PERMIT AMENDMENT 21-19
Attachments: 10462201_Peer Review 3_Wall.pdf

From: Claire Pincock [REDACTED]
Sent: Tuesday, November 29, 2022 5:26 PM
To: PlanningCommission <PlanningCommission@cityofsierramadre.com>; Public Comment <publiccomment@cityofsierramadre.com>; Vincent Gonzalez <vgonzalez@cityofsierramadre.com>
Cc: K S <[REDACTED]>
Subject: CONDITIONAL USE PERMIT AMENDMENT 21-19

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

The "Review of Michillinda Playground Noise Mitigations" outlining mitigation recommendations such as the walls is inaccurate. A single barrier cannot provide noise reduction more than 20 dB per the FHWA and ISO specifications.

Federal Highway Administration Noise Barrier Design Handbook: *"In most cases, the maximum noise reduction that can be achieved by a barrier is 20 dB(A) for thin walls and 23 dB(A) for berms."*

International Organization for Standardization 9613-2:1996: *"The barrier attenuation, in any octave band, should not be taken to be greater than 20 dB in the case of single diffraction (i.e. thin barriers)".*

Option 1 does not meet the minimum requirements for a noise barrier per ISO and FHWA specifications. Option 2 meets the ISO specification but not the FHWA recommendation. Option 3 meets both recommendations.

Using the HUD Barrier Performance Module, options 2 and 3 will have a 10 dB reduction at the northern homes, a 4 dB reduction at the western homes, and no reduction to the southwestern homes where the line-of-sight is not broken.

Further review of the previous 3 reports for after-school activities shows that the school is violating Sierra Madre and Pasadena codes, and a wall will not prevent this from continuing. A comparison of previous measurements shows clearly that ambient levels at the Pasadena property lines are being exceeded by up to 9 dB (the code is 5 dB), and ambient levels at the Sierra Madre residential property lines are being exceeded by up to 20 dB (the code is 6 dB).

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

[REDACTED]

November 28, 2022

Kristin Stephens



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 review of the November 22, 2022 Review of Michillinda Playground Noise Mitigations. MD again disputes that the previous noise studies prove that the campus complies with the General Plan, and the studies, in fact, imply that the school exceeds the Sierra Madre and Pasadena Municipal Codes. MD also disputes the barrier projections. The FHWA states that barriers cannot achieve more than a 20 dB reduction. Option 1 does not meet the minimum requirements to qualify as a sound wall. Options 2 and 3 qualify per ISO spec 9613:2, and option 3 qualifies per the FHWA. The maximum reduction is 10 dB to the north and 4 dB to the west. Many receptors still have a direct line of sight, and the wall will, therefore, not prevent the school from continuing to exceed the noise limit.

1.0 Alverno Heights Noise Studies Response

MD still disputes that the measurements indicate that the outdoor activities at the school are within 3 dBA of the traffic noise, as L10 is not an average traffic noise indicator but rather a reflection of the *noisiest* portions of traffic when traffic is dominating the noise measurement. The FHWA does not use L10 as a descriptor to represent average or median traffic noise¹. Additionally, there are multiple times during the after-school activities measurements that the 15-minute LAeq is far greater than 3 dB above the 15-minute LAeq taken before and after the after-school activities periods. The data from 4PM to 5PM for the 2010, 2021, and 2022 measurements are below.

Table 1: Operational Noise Levels Comparison to Ambient

Measurement Location	2010 1-hour Leq Ambient Noise	2021 1-hour Leq Ambient Noise	Max 2022 15-minute Leq Operational Noise	Increase in noise level due to after-school activities
Wilson Street	51 dBA Leq(h)	54 dBA Leq(h)	71 dBA Leq	17-20 dB
Grandview Avenue	58 dBA Leq(h)	64 dBA Leq(h)	67 dBA Leq	3-9 dB
Michilinda Avenue	61 dBA Leq(h)	66 dBA Leq(h)	70 dBA Leq	4-9 dB
Highland Avenue	52 dBA Leq(h)	62 dBA Leq(h)	68 dBA Leq	6-16 dB

Per 9.32.020 of the Sierra Madre municipal code, "Local ambient" is the lowest sound level repeating itself during a two minute period as measured with a precision sound level meter, using slow response

¹ https://www.fhwa.dot.gov/Environment/noise/noise_compatible_planning/federal_approach/audible_landscape/al07.cfm

and "A" weighting as determined with the noise source at issue silent, and in the same location as the measurement of the noise level of the source or sources at issue. However, in no case shall the local ambient be considered or determined to be less than (1) 30 dba for interior noise in Section 9.32.040; (2) 40 dba in all other sections.²

Pasadena's ambient level is defined as a 15-minute Leq, and the project may not exceed the ambient noise level at the property line by more than 5 dB.³

The ambient isn't properly established per this code, and average hourly measurements were used as the ambient rather than the lowest repeated sound during two minutes. However, MD will use the hourly measurements as a comparison as it's the information available. Note that the proper establishment of the ambient noise level would result in an even lower ambient level.

At about 5PM on 3/1/22, the 15-minute Leq noise levels on Wilson Street were 17-20 dB louder than the ambient hourly average noise level provided in the previous reports. The same exceedance was 3-9 dB louder than the ambient levels on Grandview Ave and 4-9 dB louder than the average ambient levels on Michilinda. On 3/3/22 at about 4:30PM, the 15-minute Leq noise levels on Highland Street were 6-16 dB louder than the average ambient levels established in the previous reports. In all cases, the after-school activities exceeded the average hourly ambient noise levels measured from 4-5PM in 2010 by more than 6 dB, and for half the receptors, the after-school activities exceeded the hourly ambient noise levels measured from 4-5PM in 2021 by more than 6 dB. If the reports had used the "local ambient" as defined in Section 9.32.020 of the Sierra Madre Municipal code, the increase in noise level would have been greater.

Measurements were not taken within 25 ft of the source, and therefore the statement that noise levels are less than 80 dBA during the after-school outdoor activities is invalid.

Therefore, contrary to the memo, the reports indicate that the levels from the school exceed the Sierra Madre and Pasadena noise limits.

2.0 Barrier Calculations

The memo includes three options, a chain link fence with a 1 psf. sound blanket, a plywood fence on 4" metal posts with 1 psf. sound blankets, and a sound barrier of prefabricated panels with steel columns. All Walls are proposed to be 10' tall. The chain link fence proposes a 20 dBA reduction, the plywood fence proposes a 20-30 dBA reduction, and the prefabricated panel fence proposes a 35 dBA reduction. These reduction calculations are very overstated per the relevant International Organization for Standardization specification.

The June 30, 2021 Alverno Heights Master Plan Update – Noise Analysis cites International Organization for Standardization, 9613-2:1996 "Acoustics – Attenuation of Sound during Propagation Outdoor-2" as the method of propagation calculation. Barrier reduction calculations must be calculated in line with the referenced methodology.

² https://library.municode.com/ca/sierra_madre/codes/code_of_ordinances?nodeId=TIT9PUPEMOWE_CH9.32NO_9.32.020DE

³ https://library.municode.com/ca/pasadena/codes/code_of_ordinances?nodeId=TIT9PUPEMOWE_ARTIVOFAGPUPE_CH9.36NORE

ISO 9613-2:1996 states: "The barrier attenuation, in any octave band, should not be taken to be greater than 20 dB in the case of single diffraction (i.e. thin barriers)". All proposed barriers are thin barriers per the specification. **The barriers, therefore, cannot be estimated to provide more than a 20 dB reduction.**

The specification also outlines that the surface density of the barrier must be at least 10 kg/m², which is 2 psf. Option 1 does not meet this requirement and is, therefore, not a suitable noise barrier. The FHWA Noise Barrier Design Handbook has a rule of thumb of 4 psf. for noise barriers, which is only met by option 3. The FHWA also states that the maximum noise reduction that can be achieved by a barrier is 20 dBA for thin barriers.⁴

Per the HUD Exchange Barrier Performance Module, a calculator that uses the ISO spec, the maximum expected reduction from the barrier is 10 dB from the center of the court to the edge of the northern residential property line for barrier options 2 and 3.⁵ To the receptor directly west of the project, the wall provides a maximum of 4 dB. However, the receptors to the southwest will still have a direct line of sight to the area.

2.0 Communications

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

3.0 Conclusion

Alverno Heights Academy is currently not conforming to the noise limits during after-school activities. The wall will provide a maximum reduction of 10 dB to the receptors to the north and up to 4 dB to the receptor directly west of the site. Many receptors to the west will still have a direct line of sight, and the project will continue to exceed the Pasadena noise ordinance at those locations. 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

⁴ https://www.fhwa.dot.gov/environment/noise/noise_barriers/design_construction/design/design03.cfm#sec3.4.2

⁵ <https://www.hudexchange.info/programs/environmental-review/bpm-calculator/#desc>

Appendix A:
Reviewer's Resume

Claire Pincock

Acoustic Consultant



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 & Awards

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
- Baypoint Preparatory Academy, San Jacinto, CA
- Amani Apartments, Los Angeles, CA
- Santa Rosa Apartments, Santa Rosa, CA
- Kawana Springs Apartments, Santa Rosa, CA
- Jillson and Harbor Residential Developments, Commerce, CA
- Adams Boulevard Car Wash and Service Station, Los Angeles, CA
- Southeast Regional Soccer Park, Fresno, CA
- 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

Representative Project Experience - continued

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
- Equestrian Trails Pipeline, Phoenix, AZ

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

Municipal Code/General Plan

- Flagstaff Parks Noise Ordinance, Flagstaff, AZ
- Fresno West EIR, Fresno CA
- Sierra Madre EIR, Sierra Madre, CA

Facilities

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

RT-60

- FCG Conference Rooms and Training Room, Draper, UT

Appendix B:
Wall Calculations

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > [BPM Calculator](#)

Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

Calculator

[View Day/Night Noise Level Calculator \(/programs/environmental-review/dnl-calculator/\)](#)

[View Descriptions of the Input/Output variables.](#)

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

WARNING: If there is direct line-of-sight between the Source and the Observer, the module will report erroneous attenuation. "Direct line-of-sight" means if the 5' tall Observer can see the noise Source (cars, trucks, trains, etc.) over the Barrier (wall, hill/excavation, building, etc.), the current version of Barrier Performance Module will not accurately calculate the attenuation provided. In this instance, there is unlikely to be any appreciable attenuation.

Note: Barrier height must block the line of sight

Input Data

H	<input type="text" value="13"/>	R¹	<input type="text" value="69"/>
S	<input type="text" value="5"/>	D¹	<input type="text" value="105"/>
O	<input type="text" value="12"/>	α	<input type="text" value="110"/>

[Calculate Output](#)

Output Data

h	<input type="text" value="5"/>	R	<input type="text" value="69"/>
D	<input type="text" value="105"/>	FS	<input type="text" value="3.9076"/>

Reduction From Barrier (dB):

-3.9076

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > [BPM Calculator](#)

Barrier Performance Module

This module provides to the user a measure on the barrier's effectiveness on noise reduction. A list of the input/output variables and their definitions, as well as illustrations of different scenarios are provided.

Calculator

[View Day/Night Noise Level Calculator \(/programs/environmental-review/dnl-calculator/\)](#)

[View Descriptions of the Input/Output variables.](#)

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the Input and Output variables with the mouse.

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Note: Barrier height must block the line of sight

Input Data

H	<input type="text" value="16"/>	R¹	<input type="text" value="63"/>
S	<input type="text" value="5"/>	D¹	<input type="text" value="82"/>
O	<input type="text" value="16"/>	α	<input type="text" value="180"/>

[Calculate Output](#)

Output Data

h	<input type="text" value="6"/>	R	<input type="text" value="64"/>
D	<input type="text" value="82"/>	FS	<input type="text" value="10.0567"/>

Reduction From Barrier (dB):

-10.0567

Joseph Nosrat

Subject: FW: Item #2 12/1 Agenda Alverno

From: [REDACTED] [REDACTED]

Sent: Wednesday, November 30, 2022 8:21 PM

To: PlanningCommission <PlanningCommission@cityofsierramadre.com>

Subject: Item #2 12/1 Agenda Alverno

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

Dear Commissioners,

Thank you for all the attention you have been giving this project. My family is tired and want it over. Of course, we don't if it means that we haven't solved the problems with the traffic on GrandView or Michillinda. We get all of the high school students and staff driving back and forth. We also seem to be witnessing a lot of cars coming and going to the other parking lot. My sister and I have had to change our morning walking schedule. The traffic and the build up is awful. The waiting for pick up clogs Grandview.

The pa systems need to be turned down.

There has been a lot of noise coming from various activities. I can't quite tell you what they are but it's just very noisy. I understand the needs are different when it comes to a K-8 school. I am concerned that there has not been enough studies or maybe one of those environmental studies on how this impacts my home and neighborhood.

I am extremely concerned that the changes in noise will mean my neighborhood will cease to be peaceful. What is the city doing about this?

Thank you for allowing the coalition for Gurhardy Heights to submit my concerns over the last year.

Cecilia Rogers
[REDACTED]

Joseph Nosrat

Subject: FW: Thursday Dec 1 Planning Meeting for agenda item 2: Alverno application

From: [REDACTED]

Sent: Thursday, December 1, 2022 12:20 AM

To: PlanningCommission <PlanningCommission@cityofsierramadre.com>

Subject: Thursday Dec 1 Planning Meeting for agenda item 2: Alverno application

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

Dear Planning Commission;

Please delete my last submission. I accidentally hit send when I was trying to edit.

I think allowing the applicant to set up a sports venue in the parking lot without permits or neighbor input is setting a dangerous precedent. It tells others in the city that all anyone has to do is build what they want and then the city will help them look for ways to make it permanent. Genius.

No entity should build out their property, then ask for approval of that use and be given it. Yes, I am talking about the Michillinda parking lot. The applicant should not be allowed to ruin this neighborhood with more building. The noise starts in the morning and gets louder by late afternoon to early evening in the summer with games.

I rent but that doesn't make me less able to put in my two cents. My neighbors all complain about the noise. I realize it does nothing if we don't put it in writing. We all agree that we never experienced this level of noise or traffic before the elementary school was started. I regret that I did not find the time to speak against the Villa. 6-7 parties in two months! They have been too loud!

An environmental review has never been done on key areas of dispute like using the parking lot. These studies should have been done from the get go. Willfully ignoring what needs to be done is like lying by omission. The applicant did not include the parking lot for sports in the application. The applicant's own documentation admits this new expansion will bring higher levels of unacceptable noise to the neighborhood. Levels of noise that are not OK by residential noise codes or what I see in Sierra Madre's general plan. There isn't another build in this city that would be allowed to disrupt a neighborhood like this applicant has for two years. The applicant should look for a more appropriate location for their school(s). This temporary expansion has already raised the ambient levels of the surrounding neighborhoods for traffic and noise. Do not let this continue.

It's time to deny this whole expansion. Yes, deny. It's been over a year for this application by the applicants Alverno Heights Academy. It should be tossed. On page 178 of the 12/1/22 agenda it reads:

A condition of approval also required a Master Plan Update, Conditional Use Permit, and environmental review to be submitted to the City within one year from the date of authorization to proceed. The applicant has had a year to do all of the environmental reviews they should have. They have not. They cannot just say they did it in back in 2010. Those studies were for different buildings and different uses by an all girls high school.

This applicant is sneaking in components and misleading the citizens of Sierra Madre and Pasadena. The applicant has been caught in several mistruths. This applicant and their advisor will stand before the planning commission acting as if they can't even answer basic questions about their school calendar, operations and sporting events. It's easier to see when watched on youtube. They have been purposefully misconstruing the facts and hoping no one will call them on it.

They tell the neighbors one thing in a meeting, and another to the city, and another story to their parents. Meanwhile the Sierra Madre staff is just giving their rubber stamp of approval. They are a public servant and should stop their bias for this applicant. Gabe Englund approved the temporary school. We have been stuck with a noisy (temporary) elementary school and all their crazy traffic ever since. There is a clear bias on the part of staff advising the commission to approve this school. Someone should be making a request for disclosure of this person's business connections and financial reports. This continual approval is suspicious after the residents have repeatedly ferreted out the problems with this application.

The city of Sierra Madre doesn't have to approve this application so please deny it.

Yours,
Martin E.

A solid black rectangular redaction box covering the signature area.

Joseph Nosrat

Subject: FW: Alverno school noise and traffic

From: Ms Buchanan [REDACTED]
Sent: Wednesday, November 30, 2022 3:42 PM
To: PlanningCommission <PlanningCommission@cityofsierramadre.com>
Subject: Fwd: Alverno school noise and traffic

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

I am not sure you received my husband's email. Resending to be sure. We love kids but please move the sports and playground.

Thank you

Ms. Buchanan

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

From: Ms Buchanan [REDACTED]
Date: Fri, Oct 7, 2022 at 3:53 PM
Subject: Alverno school noise and traffic
To: Planning Commission <planningcommission@cityofsierramadre.com>

October 7, 2022

I watched the meeting last night. I don't attend because I wouldn't be able to hold back after the wholly inappropriate tongue lashing Alverno parents gave to neighbors. Showing their true colors of feeling superior to me, and my family. We live in Upper Hastings Ranch by the north corner of the school.

I want the noise, the parking lot, and traffic to go elsewhere. We are sick to death of those games in the parking lot!

I heard someone say last night there are plans to give Alverno two sport courts! I don't think they need TWO! Like the one commissioner stated, biggest property, smallest student body. If the commission agrees with Alverno then spread them out. Move the parking lot one to the East. It's hard to understand how the city of Sierra Madre even approved this change in school.

Get the parents and visitors into the parking lot. I want Alverno parents, guests, film crews, and construction crews to stop parking in front of my home. I am sick of them taking up space my wife needs to park before I get home during these screaming games in the afternoon. Stagger the pick up times like my kid's school. It's not THAT hard.

I would like to ask your commission to give as much weight to whatever you approve and it's impact on our families on the Pasadena side. I heard parents and staff, who don't live in Sierra Madre, tell us neighbors what they want. I too want a say. Alverno gets up and speaks as if there are no residential homes next to Alverno. I live on the upper side of the school.

Playing in the parking lot is a new thing at Alverno. The playground noise is horrible too. We had no warning that was going to be put there. I am very mad to learn Alverno never even got approval to install a basketball court and a volleyball court so close to my home. I hate that noise way more than the weekend parties.

I am curious what weight you are giving the impact Hastings Ranch neighbors are dealing with as Alverno becomes a K-8. I didn't love the high school but it wasn't as bad as the traffic and noise I deal with now. Calling the school gets me nowhere but angry.

Upper Hastings Ranch are your neighbors and would appreciate your thinking that our voices matter when it comes to the noise and traffic Alverno subjects us to.

Thank you.
D Buchanan

Upper Hastings Ranch neighbor



Dear Neighbors,

May 22, 2020

We hope this letter finds you well and healthy during this unprecedented time. Alverno Heights Academy is thrilled to share that our school will be adding a TK-8 (lower school) to our campus starting with the 2020-2021 school year. Alverno is adding a transitional kindergarten (TK)-8th grade by creating a lower school, which will complement our upper school (9th-12th grades), all under the name of Alverno Heights Academy. The lower school will be co-ed while the upper school will remain all-girls. Alverno has served the Sierra Madre community for 60 years and we believe that this addition to our school will ensure that we are here for another 60 years.

We have been working with the city of Sierra Madre on the requirements for adding a lower school. As you know, the school's total enrollment under our Conditional Use Permit (CUP) is limited to 400 students. Although it will take years to reach our maximum enrollment, the school would be divided into 200 high school students and 200 TK-8th grade students.

The lower school will initially rely on temporary modular classrooms, located on the gravel area north of our prayer garden, just west of the Villa. We will also use three of our existing classrooms for the lower school. Mindful of your concerns, we will be spreading out the traffic. Parents of our lower school children will use the Michillinda entrance for drop-off and pick-up, while the parents of the upper school will continue to use the Wilson Street parking lot. It is anticipated that the Highland gate would be used on a limited basis in the mornings and afternoons for parents of the lower school leaving the campus. Cars waiting to leave would be lined up on the campus, not the street. Attached is a site plan of the lower school.

The traffic will be further spread out since the upper school will start at 7:55 a.m. and ends at 2:45 (Monday thru Thursday), while the lower school will start at 8:15 a.m. and end at 3:00 p.m.. We would provide an afterschool program for the lower school students, which would even further spread out the traffic leaving the school in the afternoons.

In the city approval letter they asked Alverno to host neighbor outreach. We would like to arrange Zoom meetings since we cannot meet in person. The first meeting will be held on Thursday, June 11, 2020 at 6:00 pm. Andrea Bertollini will be setting up the meeting and sending you an invite through email. Please be sure to provide her with your most current email address if you would like to participate. At any time please feel free to call or email me any comments or concerns. I will send all correspondences onto the Head of School, Board of Trustees and keep on file for the City of Sierra Madre.

Sincerely,

Andrea Bertollini '91- Facilities Manager

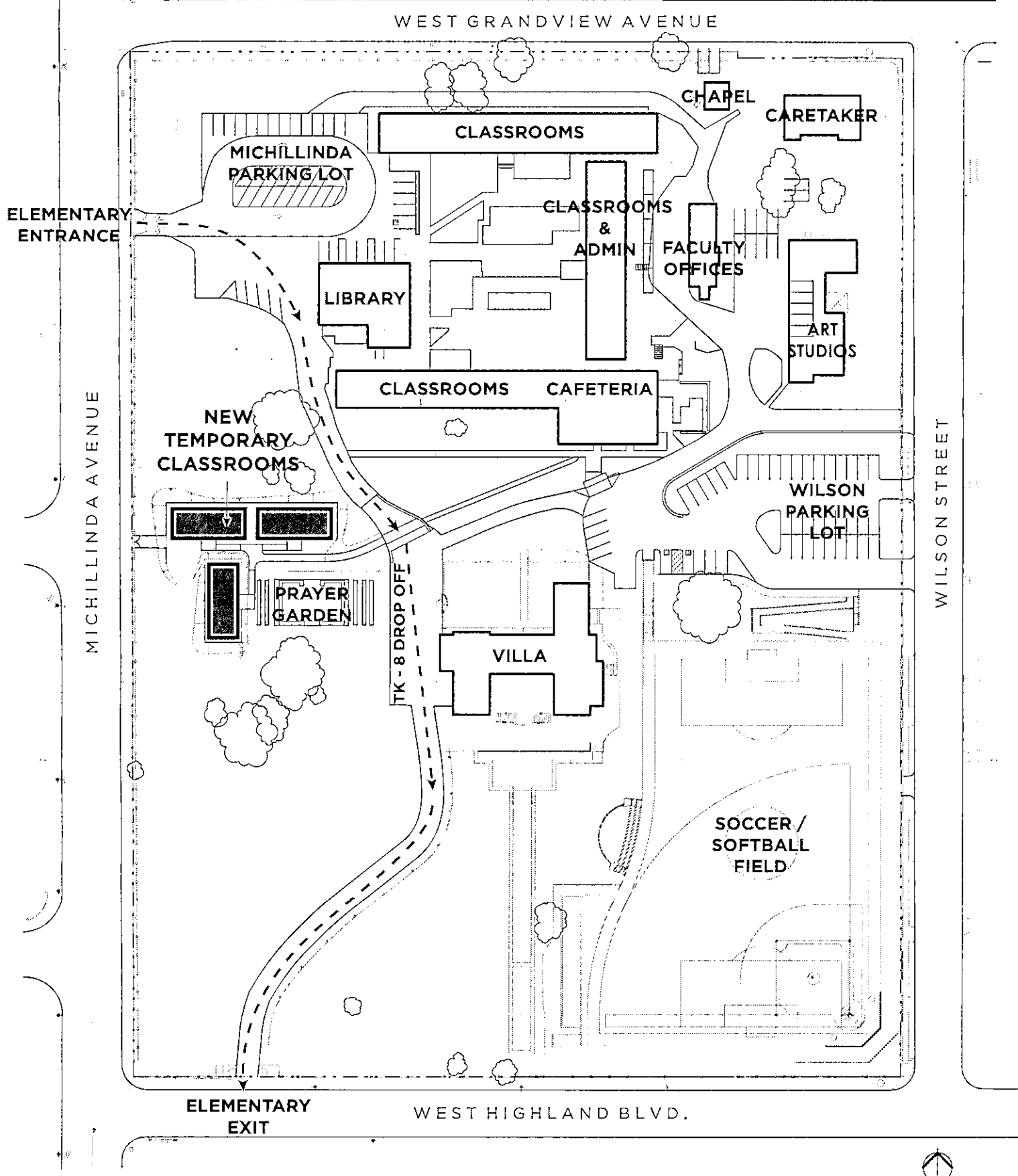
C: Julia Fanara, Head of School

Ken Farfing, Chair, Board of Trustees

Gabriel Engeland, City Manager

Vincent Gonzalez, Planning & Community Preservation Director

Yasmine Rodriguez Securitas




NEW TEMPORARY ELEMENTARY CLASSROOMS
 ALVERNO HEIGHTS ACADEMY

MAY 2020



PUBLIC COMMENT

Leesa A. Puleo



Planning Commission Meeting
December 1, 2022

Merriam-Webster, America's oldest dictionary publisher, has just chosen "gaslighting" as its word of the year.

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

I believe the Planning Commission should continue considering AHA's Conditional Use Permit (CUP) Amendment 21-19 and Addendum to the Mitigated Negative Declaration (MND) to Update the Alverno Heights Academy Master Plan. I believe AHA has not provided adequate evidence that they can fulfill the conditions of approval set forth by the Planning Commission on October 6, 2022.

Condition: Prioritize the installation of the sports court and playgrounds within the phasing plan.

AHA has NOT prioritized the installation of the sports court and playgrounds within the phasing plan. In fact, the sport court and playgrounds will be the LAST phase of construction. AHA states on at least ten(10) separate occasions throughout AHA's CUP Amendment and MND that "the 2021 refined project element would be implemented in three phases: the construction of the Lower School, Faculty Parking Lot, and Sports Courts." Additionally, construction schedules are "dependent upon available funding from major capital campaigns". Historically Alverno has had little success with capital campaigns as evidenced in their publicized tax returns. They do not secure donor funding to support their programs and Villa maintenance, and, therefore, must rely on rental income to continue their programs and services to children and families. With 70 years' worth of alumni, many of which have provided support letters and made presentations to the Planning Commission and City Council, AHA should have significant endowment funding but they do not. Mr. Farfsing specifically told the Planning Commission that AHA "does not have a major endowment fund like many private schools.". That is very telling of Alverno's reputation and/or outreach activities.

I believe AHA's non-compliance of this condition alone is a DEALBREAKER and prevents the planning commission from approving AHA's CUP Amendment and MND tonight!

Although I am obsessively compelled to explain in detail the reasons why the Commission cannot approve AHA's CUP Amendment and MND in the following 2,000+ words, I believe I could reasonably stop right here. I am interested in finding out how AHA will justify their failure to comply with this condition at tonight's meeting.

Condition: Prioritize the installation of the multi-purpose building within the phasing plan.

There is NO mention of when, or even if, construction of the multipurpose building will occur in the 400 pages of AHA's CUP Amendment and MND. If it is mentioned, I do not have access to the document that this information is contained in. I think we can assume that the installation of the multi-purpose building will be “dependent upon available funding from major capital campaigns”.

Condition: Applicant and Property Owner shall submit a traffic and control plan for the lower school entrance (Highland Avenue gate). The drive approach, curb, gutter and sidewalk in the immediate area shall be removed and replaced subject to the review and approval of the Director of Public Works. The driving surface (driveway or otherwise) must be constructed of materials that will not deposit sediments in the public right-of-way.

Three Alverno neighbors, who live on Michellinda (Pasadena), attended the Pasadena City Council meeting last month to voice their concerns about AHA traffic. Mayor Gene Matsuda spoke to them personally and suggested that they reach out to Pasadena Public Works and gave them their contact information. He was candid with them and admitted that he did not know how to handle the Alverno traffic situation.

One Pasadena neighbor discussed the Alverno traffic issues with a representative from the Pasadena Transportation Department and how Alverno's new driveway will significantly impact Michillinda residents. She will be following up with her this week.

Another Pasadena neighbor requested that a representative from the City of Pasadena Transportation Department attend a meeting at Alverno regarding traffic. He sent her the follow email after the meeting.

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

We discussed our concerns regarding Alverno affiliated vehicles possibly impeding sight lines for pedestrians and drivers at the intersection of Michillinda and Highland. Alverno's traffic engineering consultant received all of our comments and will work with the school and Sierra Madre staff on reducing or relocating the northbound line of cars on Michillinda during afternoon pick-up in a way that won't block visibility at the intersection. We also suggested that the school can educate parents on the importance of keeping that area clear.

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

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

Sincerely,

Donson Liu, T.E.

Associate Transportation Engineer
City of Pasadena, Department of Transportation

He also sent her a copy of an interoffice memo regarding the meeting.

Liu, Donson

From: Liu, Donson
Sent: Monday, March 07, 2022 12:30 PM
To: Lao, Hy; Asmar, Nader
Cc: Dilluvio, Richard
Subject: Alverno Heights School Meeting Recap

Hi Nader and Hy,

I met with Sierra Madre Public Works, Alverno Heights School, and their traffic consultant this morning at the intersection of Michillinda and Highland to discuss traffic concerns. This is an update meeting from the meeting that Hy and I had with Director of Public Works Chris Cimeno (ccimino@cityofsierramadre.com) and Arnulfo Yanez (Ayanez@cityofsierramadre.com).

Today's meeting included:

Andrea Bertollini (abertollini@alvernoheights.com), rep from Alverno Heights School
Vincent Gonzalez (vgonzalez@cityofsierramadre.com), Planning Director of Sierra Madre
Brock Vance (bvance@cityofsierramadre.com), engineer with Sierra Madre
Bill Zimmerman ([REDACTED]), Traffic engineering consultant for Alverno Heights

School

We agreed that the main concern is that northbound queuing vehicles on Michillinda trying to get into the school for afternoon pick-up can reach Highland Avenue and potentially reduce the sight distance of westbound left-turning vehicles from Highland Avenue. The northeast corner of Michillinda Avenue at Highland Avenue is already red-curbed.

Alverno School will revisit their afternoon circulation procedures to see if they can reduce or relocate the northbound queue. We also discussed the possibility of educating parents on the need to not impede sight distance for westbound left-turning drivers by respecting the red-zone as a "Keep Clear" area.

Donson Liu, T.E.

Associate Transportation Engineer
City of Pasadena, Department of Transportation



This neighbor believes that no follow up was made, or will be made in the future, by Alverno or the City of Sierra Madre regarding the traffic situation.

Two Michillinda residents regularly attend Sierra Madre Planning Commission meetings and speak about their challenges with Alverno traffic, or provide written public comment. Michillinda residents have written emails to Mr. Vincent Gonzalez and Mayor Goss, called the Sierra Madre Police on

numerous occasions and spoken directly with the Sierra Madre Chief of Police. They have also met with our neighbor group to discuss our challenges and have signed petitions.

I believe the traffic study, provided by W.G. Zimmerman Engineering, Supplemental Traffic Study dated April 27, 2022, is not comprehensive enough to reflect the complex traffic problems that are currently happening on the streets surrounding AHA. When you compare it to the noise study, it seems like AHA made no effort to identify and discuss traffic challenges and make recommendations to make our streets safer, in fact, there weren't any significant traffic issues identified. Unlike noise, traffic and pedestrian/bicycle safety has life or death consequences for adults and children alike. Traffic challenges affect more than just our little neighborhood, they affect so many other Sierra Madre residents, visitors, AHA staff and constituents, and the 400 enrolled children/young women and their families. It seems like a lot of people are talking about it; significant discussion of AHA's traffic problems has occurred on Facebook and Nextdoor.com and folks are spilling the tea over it daily.

I'm certainly no traffic expert, but I have written a dissertation, and I'm just not buying the data contained in the report. In the February 2022 comparison with November 2021 the numbers decreased so evenly across the board. AHA did very little to change drop off and pick up procedures, or they created a lot of rules but the parents weren't following them. There's no way traffic could have decreased. To be perfectly honest, I don't feel it is a traffic study at all; it's simply a four-page, double spaced memo that says there are no real traffic impacts. The tables were copied and pasted from the Federal Highway Administration and 2015 Sierra Madre General Plan Update, and some projected numbers were STILL being included.

I attended the AHA neighbor traffic workshop on April 4, 2022. There were 5 neighbors in attendance included myself, Mr. and Mrs. Stevens who attend all meetings, Chui Chow, the Michillinda resident who filed the lawsuit against AHA in 1998 and Helen Gronquist, a Wilson resident who says she's "near deaf and can't hear Alverno from inside her house". There were several AHA staff, board members, and a couple of parents. We were clearly outnumbered and one AHA board member sneered at us and said, "oh just sue us already". We talked very little about the traffic study and more about expansion. It was hard for me to hear that no significant traffic impacts were recorded, in fact, traffic was less than was projected. It was shocking really, especially since the afternoon queue is backed up all the way to Sierra Madre Boulevard and I can barely back out of my driveway in the morning. I absolutely believe there will come a day when an emergency vehicle won't be able to get through the crowd of parents idling in crossovers. Ms. Stevens said the crosswalk was removed by the bus stop at Michillinda and Grandview and she feared for the safety of pedestrians and nobody seemed phased. I felt the entire meeting was offensive and we were being treated like we were making up all of the challenges we have had with Alverno over the years and then these people tell me I'm not impacted!

Condition: Stagger pick-up and drop-off times of lower, middle, and high school.

In May of 2022, AHA sent a letter to residents, within a 300-mile radius of the campus, informing them that they would be "adding a transitional kindergarten (TK) through 8th (lower school) program starting with the 2020-2021"(see attached Alverno Letter - Staggered Drop Off). I did not receive this letter; it was given to me by my neighbor. Gabriel Engeland and Vincent Gonzalez from the City of Sierra Madre also received a copy of this letter. Residents, including myself, were blindsided by the news and had absolutely no input in the planning and approval of the elementary school

(lower campus). We were at the very beginning of the COVID-19 pandemic and had been sheltering in place for 2 months. The Mayor of California mandated that all schools be closed to in-person instruction in March of 2020. The letter indicated that AHA would be “mindful” of our concerns and “spreading out the traffic”. They told us that “the traffic would be further spread out since the upper school will start at 7:55 am and end at 2:48 (Monday through Thursday), while the lower school will start at 8:15 am”. AHA obviously knew that staggering start times would, perhaps, alleviate anticipated traffic challenges. AHA confirmed start and ending times in a Zoom meeting with residents on June 11, 2022. Despite the state-wide mandated school closure, AHA began providing in-person instruction to some of the lower school grades beginning, as planned, in September of 2020. Beginning and ending times were not a concern because the upper school program was closed. When the upper school reopened in the fall, pick-up and drop-off times of the lower and upper schools were staggered. After a short time, both programs started and ended at the same time. Residents were not made aware of the reason for the change in the schedule. This is when people witnessed the AHA pickup line extending all of the way to Sierra Madre Boulevard. Lower and upper school hours have been the same since then; 8:00 am – 3:00 pm M, T, TH, F and 8:00 am – 2:00 pm W.

During the October 6, 2022 meeting, the Planning Commission suggested that AHA stagger “pick-up and drop-off times of lower, middle, and high school”. Ms. Fanara and Ms. Bertolini told the Commission that this would be impossible and gave no further explanation. NOWHERE in AHA’s CUP Amendment and MND does AHA agree to stagger program hours; in fact, I believe they have purposely omitted program hours for the upper and lower campus because they are unable to comply with this condition. I believe they have no intention of ever staggering program hours.

AHA currently has 2 sandwich boards on the corner of W. Highland and Michillinda that say “don’t block the intersection”. I had to walk over there to see what they said because the queued cars blocked the signs. I don’t believe these constitute effective traffic control.

Condition: Incorporate Grey water recycling at new campus buildings.

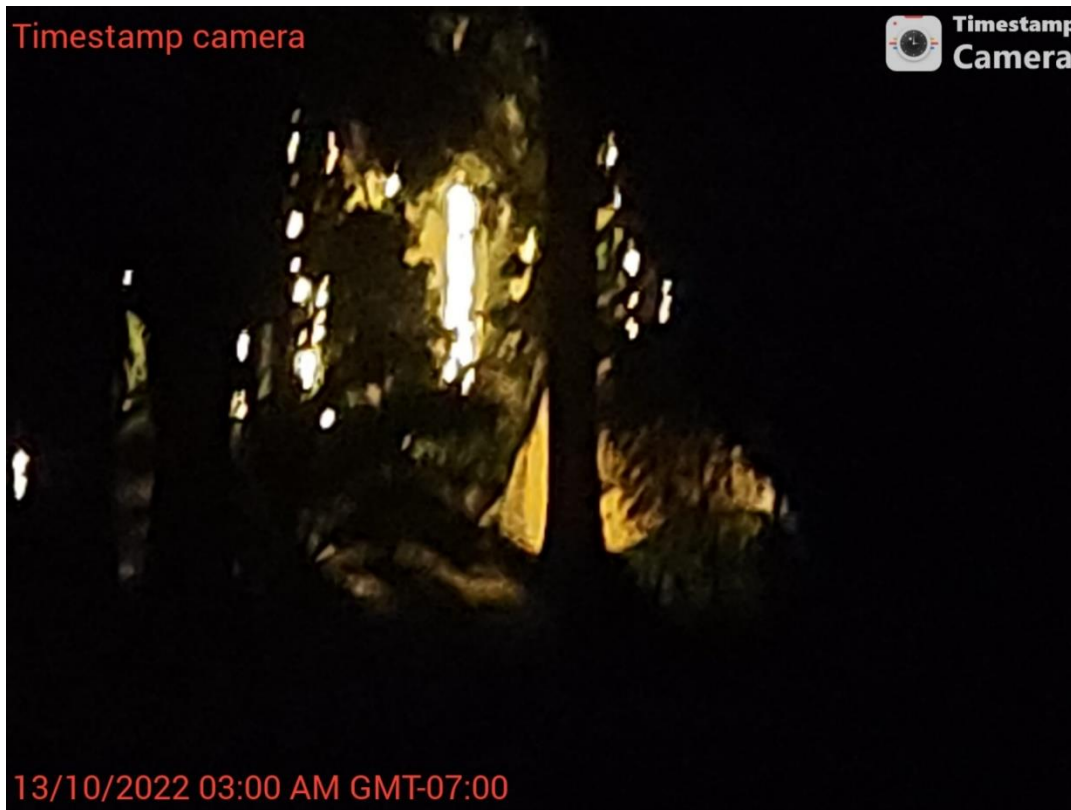
I cannot ascertain if AHA will incorporate grey water recycling at new campus buildings, but a plan is included in AHA's CUP Amendment and MND. I would hope that they could easily fulfill this condition, but I regularly see water running off of the AHA field and flowing down the half block wall that surrounds their property in front of my house. AHA has also not figured out how to turn off their sprinklers and drip irrigation system when it rains. Here are some pictures I took of AHA's current drip irrigation system. I am unsure if they have the commitment to incorporate grey water recycling if they can't maintain these.





AHA keeps the decorative lights on outside of the Villa all night long and all year long even when there isn't a rental event. Although this doesn't have a lot to do with grey water recycling, I can't imagine AHA has any commitment to conservation and don't set a good example to others in the community. It's hard for me to believe they aren't on a timer. I can see their lights from my porch because there are so many and they are so bright. On October 12, 2022, I noticed the villa lights were on in the morning, so on October 13, 2022, I went over there at 3:00 am and took pictures. It looks like the place is on fire.





Condition: Incorporate sound attenuation measures of playgrounds and sport court.

As a condition of approval of the CUP Amendment and MND, AHA is required to “install sound dampening measures, including but not limited to, additional vegetation, rubberized asphalt in Michillinda parking lot play area, and synthetic surfacing at the lower school playground and sport court”. AHA has again indicated that the referenced installations “depend upon capital campaign fundraising efforts”. I don’t believe any of the items requested by the Planning Commission, as a condition of CUP approval, should be based on the success of a capital campaign. AHA has absolutely no track record of successful fundraising and won’t be motivated to follow through on any of their promises, if allowed to add this caveat to their CUP and MND. Sound barriers will be the first thing that AHA will cut, due to lack of funding, because they won’t add significant value to their facilities, which is really sad! I feel this does not show a good faith effort on AHA’s part and they are not interested in having positive relationships with neighbors or willing to be a good neighbor.

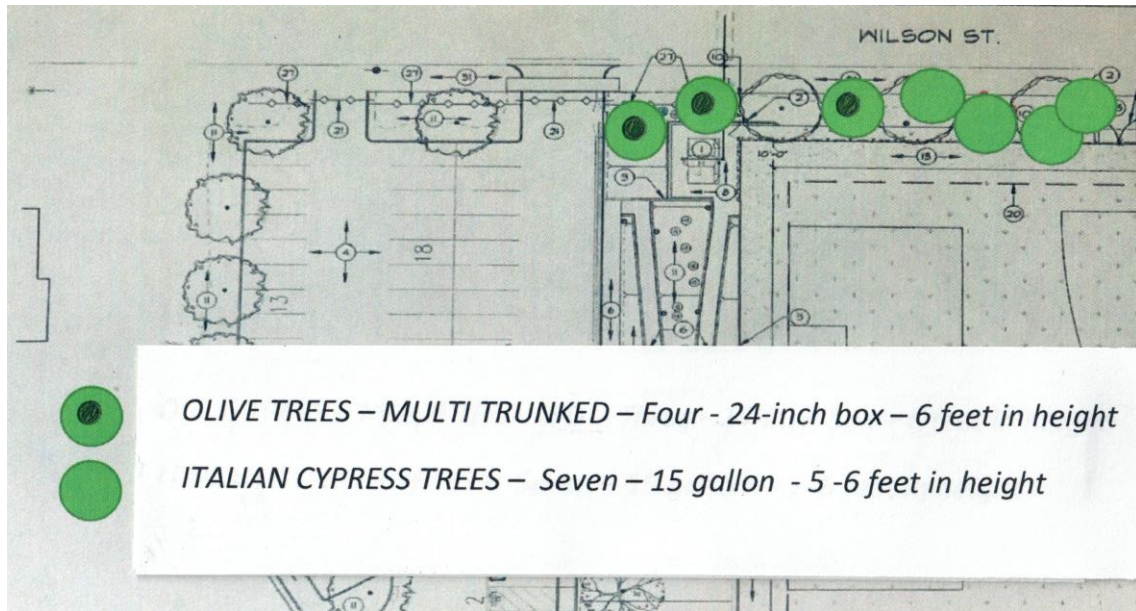
AHA provided a Review of Michillinda Playground Noise Mitigation, dated November 22, 2020, that includes three sound dampening options for the Michillinda parking lot. Unfortunately, it looks like a desperate, last-minute attempt to get approval for their CUP Amendment; but we’ll take whatever we can get to give us some relief from the noise. Obviously, AHA didn’t take the complaints of their Grandview neighbors seriously and has never considered implementing significant and effective sound abatement measures. They only did something when they were required to do so by the Planning Commission, even though Mr. and Mrs. Stevens have been having challenges with noise for well over a decade. I think it’s too little, too late. In the review, AHA still

refuses to accept culpability for the negative impacts its noise has on its neighbors, in fact, they deny that our challenges even exist.

AHA provides no specific plan or cost analyses for the installation of rubberized asphalt and synthetic surfacing; they indicate that they will explore the use of these surfaces in the sport court, Michillinda parking lot, and playground. This is very typical verbiage that AHA uses to potentially default on requirements.

There is an additional condition that indicates “supplemental plant material shall be planted along the perimeter of private property on West Highland Avenue and Wilson Street to enhance visual aesthetics and to minimize visibility of the property”. AHA has been promising its Wilson and W. Highland neighbors additional vegetation for at least three years, but always say they don’t have the funding. Only after Wilson residents circulated a petition, and AHA was interested in getting their CUP Amendment approved, did they attempt to placate the neighbors. AHA indicated that they “met with Wilson Street neighbors who circulated a petition requesting additional plant materials to screen the athletic field from their front yard view”. I believe they did this to look like they were making a good faith effort to create positive relationships with neighbors. When I read this in the CUP, I found it suspect that I didn’t know about the meeting and AHA did not include a meeting date, meeting notices and minutes, which is customary for them to do. AHA neighbors have grown very close while dealing with AHA challenges and working through their CUP process, and nobody said anything about a meeting. I questioned the validity of the statement and Ms. Stevens offered to walk the neighborhood last night and speak with Wilson neighbors to ascertain if there was a meeting. Nobody she spoke with seemed to know what she was talking about. When she returned home, she sent an email to our Wilson neighbors and asked about the meeting. It was determined that Harry Hudick, who developed the petition and secured signatures, met with AHA privately. Wilson neighbors were disappointed that they were not aware of the meeting. Harry was the only person in attendance, so it isn’t really accurate for AHA to say that they met with Wilson neighbors (plural). Neighbors indicated that they did not ask Harry to speak for them nor did he represent their views on the matter. I’m not really sure what to make of the whole thing, but it doesn’t really set well with me. We found it odd that Harry was very involved in getting our voices heard back in December of 2020 and then he dropped off the face of the earth. The meeting occurred several months ago and vegetation has still not been planted. It can’t be assumed that AHA will not fulfill this condition in the future if not held responsible to do so.

AHA indicated that they developed an “updated planting plan”, after meeting with Harry and discussing with staff. This is the most ridiculous thing I’ve seen prepared by AHA so far. It’s an old architectural map of the campus from 2010, has green circles drawn on it, and a piece of paper stuck to it with the names of trees. I think I would have at least pasted in something that looked like a bush.



There is NO mention anywhere in the CUP Amendment and MND that AHA will plant vegetation on W. Highland, which doesn't come as a surprise to me. Alverno tends to ignore the needs of its Highland neighbors because we aren't outspoken and don't enjoy public speaking, although I have my moments.

AHA stated that “during after school athletic events, the total noise level at receivers along Wilson Street and Highland Avenue may increase by approximately 10 dBA, respectively due to instantaneous noise events at the athletic (e.g. intense sport plays with a lot of cheering)”. Alverno is well aware of the noise emanating from the athletic field onto W. Highland, and has listened to me complain for the last three years, yet failed to include our street in their mitigation efforts. Additionally, there has been no reference made to the potential noise impact from the proposed Highland sport court, aside from stating “there will be less than significant impact”. I have already expressed my concerns over the existing athletic field and the Commission has validated these claims, so why is AHA ignoring W. Highland? AHA has proposed a sport court located as close to my home as the Michillinda parking lot/playground is to the Stevens' home on Grandview. The Stevens have a 10-foot hedge in front of their home and there is a 4.5-foot block wall surrounding the AHA property on Grandview, while I have 3-foot shrubs in front of mine and a half block wall/5 ft chain-link fence surrounding the AHA property on W. Highland. I feel we are just as much entitled to a sound blanket or modular sound barrier as Grandview residents are, although I'd gladly give up mine to have one installed at the Stevens' house; they are amazing people.

If the properties on W. Highland are approximately the same distance as those on Grandview, then why hasn't there been the same consideration to mitigate the noise, not only from the future sport court, but the proposed lower school playground. The residents of W. Highland anticipate an increase in sound, which will then be very much like what is going on in the Northwest corner of the AHA campus. I want to be excited for these little ones, who are getting these cool new modern play areas, instead, I am dreading the whole thing and thinking about how they will affect my own personal and work life and that of my children.

AHA has never admitted that anything they do significantly impacts the neighbors in a negative way. In fact, they will go to great lengths to deny culpability. The behavior is really bizarre to me, especially as a Catholic institution. They honestly think we are crazy and have told their staff and families that our concerns and challenges aren't true.

Conditions: Comply with requirements under Conditional Use Permit 22-03 regulating special events and filming. I am unsure if the updated Conditional Use Permit 22-30 has gone into effect yet, but if so, AHA has not complied with requirements contained in the CUP relating to rental events. AHA has weekend rentals that don't appear anywhere on any calendar.

I have a log of all of the challenges neighbors have had with Alverno since the October Planning Commission Meeting. *See below*

LP – AHA LOG

October 15: Beerfest, not on calendar, SMPD contacted at 7:07p for excessive noise and reckless driving

October 22: Wedding, SMPD contacted 6:50p ongoing loud screaming

October 23 (Sunday): Wedding, sandwich board directing traffic into the Highland exit gate

October 26 (Wednesday): AYSO type event, field rental to teams not affiliated with AHA, St. Phillips vs. a team that was not Alverno, cars parked up and down Wilson, no available parking, spectators watching from the sidewalk sitting in folding chairs, forgot to take a picture

Oct 30 (Sunday): quinceanera or some other kind of Latin America festival, live mariachi music

November 5: 1p Highland exit gate, not on calendar, dad and I were working on sprinklers, he insisted on going over there and asking, they said it was something for school, they took his picture



November 5: Wedding, significantly loud event, worst one since August, SMPD contacted 8:45p, K. Stevens and I measured approx. 86db, met police outside of my home, they said they definitely felt the noise was excessive but it didn't seem so bad on campus, police said Ms. Bertolini said it was within noise code, I called Ms. Bertolini at 9:19 she was curt and said it was within noise code and hung up on me

November 9 (Wednesday): 7:50p Dana picketing at AHA gate again, said he received a cease and desist letter from AHA but is ignoring it, will be back Fri b/c he doesn't have a meeting at work, A.B. saw me talking to him and gave me the look, needs to work on his signs, SMPD drove by and circled the block.



November 20 (Sunday): 3:13p, unknown event not on calendar, unknown vehicle parked on campus, maybe a party bus or a Humvee limousine



November 26 (Sunday): 5p, new white Rolls Royce enters AHA, nothing on calendar, hear music playing but it isn't loud

Thank you,


Leesa A. Puleo

Joseph Nosrat

Subject: FW: Violation of Pasadena's Residential Noise Code

From: Carolyn [REDACTED]

Sent: Thursday, December 1, 2022 2:07 PM

To: PlanningCommission <PlanningCommission@cityofsierramadre.com>

Cc: mbfleisch123@gmail.com

Subject: Violation of Pasadena's Residential Noise Code

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

Dear Sierra Madre Planning Commissioners,

My name is Carolyn Halpern. I have been living in the family home at [REDACTED] for most of my life since September of 1956. I have been emailing you and speaking in front of you for over a year now regarding Alverno, now known as AHA.

I think what everyone needs to remember is that Alverno is not in the guts of Sierra Madre. Rather, it borders on Michillinda which is shared by both Sierra Madre and Pasadena. What has been overtly missing from any discussion regarding Alverno, it's noise, its expansion, is the city of Pasadena as that school is and has been negatively impacting the Upper Hastings Ranch neighbors for decades.

I am writing to ask you to be careful in your decision-making when it comes to the Alverno application for expansion. It's been a little over a year since the public could start commenting on it and it's still their noise and traffic that disturbs our home. Where are the new environmental impact studies for the playground that went in across from my home? The Portables? The future Highland sport court, the 3 story building and the change in use of the Michillinda parking lot. What about this new ingress and egress situation on Michillinda? Cars will be making left turns onto Michillinda from Alverno, which is highly dangerous if not illegal. And there has been absolutely no discussion about this with Pasadena. Do you know why I know this? Because I have been in contact with my councilperson's office, our Pasadena' transportation department. In fact, our Pasadena Department of Transportation came out to have a meeting with Alverno regarding the massive traffic issue at Michillinda and Highland starting at 2:35pm each day. Not only do the cars caravan up Michillinda, but there is already traffic on Highland (including parents and teachers leaving from SME to go home) and parents from Alverno who don't want to wait on Michillinda so they are waiting to wrap around on Michillinda from Highland. Compact that with traffic coming out of Highland making a left or right turn and it's one disaster. I was almost hit a couple of times at that intersection. Your public works department, despite numerous requests from Pasadena to meet again regarding this, will not respond. Why is that? We definitely need more police presence on Michillinda by both Sierra Madre and Pasadena police.

Why is the Planning Commission allowing them to stay with the plans and use them? AHA's noise consultant misrepresented his findings so I ask that you reverse your acceptance of them. The studies concerning school noise and noise from traffic should be invalidated and redone. I know I cannot talk too much about the Villa except to say it's use has been horrendously loud. What happened to the complaint portal? Why was there recently a wedding outside under a tent in front of my house so that we could hear all of that music and noise? I guess your experiment of giving Alverno one year to rethink what you gave them, has obviously failed.

I have been a teacher at Sierra Madre Elementary school for 22 years. We have over 600 students. We do not allow screaming. Alverno certainly does. Blood curdling screams from the kids are daily. That means to me that the students are not being engaged or that there is monitoring. We have teachers at our school whose children went to Alverno. They lead 7 classes on Mondays and Fridays in PE. These teachers even tell our students that there are neighbors and we do not scream. The neighbors might think that the kids are in trouble. This is how we teach our kids. Alverno doesn't do that. I have written numerous letters to Mrs. Fanara about the intense noise and screaming we hear from their parking lot playground. We have lost our peace and quiet during the day and still at night on weekends from Alverno. How much is enough already?

It has come to our attention that AHA has noise data that shows they have been violating the Pasadena residential noise code for the last 2 and a half years with their new K-8. I do not doubt that at all. Then there are the party rentals at the Villa and the filming we have had to endure. It's beyond tiring to hear all of this.

With this second driveway already approved in 2011, there's no way AHA can put a sound wall up that would make any difference to Michillinda. This is concerning and this should be stopped!!! Alverno doesn't own Michillinda yet they are making it an even dangerous street, particularly on the Pasadena side. Your cops are never anywhere to be seen despite the intense traffic that this K-8 school has generated.

AHA spent two years building their field. That was just a field. How many years are we getting putting up with construction for a three story building sport, courts, playgrounds and then the north East corner demolitions plus construction and their teacher parking lot? I lived through the tear down, prep, and installation of the portables. It was incredibly noisy, dusty, and because they cut down so many trees, there was extra sunlight reflected on my front landscape, which almost died from the heat. I called and wrote to Alverno about any possible mitigation during that Covid period of time and they did nothing. I kept asking Alverno for a work schedule - they provided nothing. Workers worked at times that violated your city's code. I had to go to their contractors to finally get the schedule. Is this going to be our lives for the next 5 years with all of these plans for building, most of which will negatively impact my family and Pasadena neighbors?

And where are all these cars going to go for the families of the students? What's going to be the temporary parking lot while they work on Michillinda? Where is that traffic going to go? Is there a plan for that? Are they going to be parking on Michillinda on the Pasadena side? Do we need to put up signs on residential

Dear Sierra Madre Planning Commissioners,

I am writing to ask you to be careful in your decision-making when it comes to the Alverno application for expansion. It's been a little over a year since the public could start commenting on it and it's still their noise and traffic that disturbs our home. Where are the new environmental impact studies for the playground that went in across from my home? The Portables? The future Highland sport court, the 3 story building and the change in use of the Michillinda parking lot.

Why is the Planning Commission allowing them to stay in the plans and use them? AHA's noise consultant misrepresented his findings so I ask that you reverse your acceptance of them. The studies concerning school noise and noise from traffic should be invalidated and redone. I know I cannot talk too much about the Villa except to say it's use has been horrendously loud. What happened to the complaint portal? Have any of you actually done your homework and come out to hear how loud Alverno is during the day? Have any of you done your homework and driven by Alverno at night to hear their events? Drive by and I invite you to my house for a meal when you do. You will still be hearing the reverberations from their music as you eat!!!

It has come to our attention that AHA has noise data that shows they have been violating the Pasadena residential noise code for the last 2 and a half years with their new K-8. Then there are the party rentals at the Villa and the filming we have had to endure. Enough!

with this second driveway already approved in 2011, there's no way AHA can put a sound wall up that would make any difference to Michillinda. This is concerning. The estimates are making claims their own

AHA spent two years building their field. That was just a field. How many years are we getting putting up with construction for a three story building sport, courts, playgrounds and then the north East corner demolitions plus construction and their teacher parking lot? We also have to deal with the noise of trucks and the cherry picking sound that we heard during the portables installment. It was endless especially since it was during Covid and we couldn't go anywhere.

And where are all these cars going to go for the families of the students? What's going to be the temporary parking lot while they work on Michillinda? Where is that traffic going to go? Are they going to park on the Pasadena side of Michillinda?

With all the trees and other vegetation been taking out cannot be relied on for any type of mitigation noise. AHA recently cleared a lot of vegetation for the illegal sport court on Michillinda.

AHA should not be allowed to bring ANOTHER k-8 school to my neighborhood for its ambiance then demand to change it.

on the property. I know there are times two events, or practices, have been going on at Alverno. Pasadena already has to deal with all of the K-8 traffic. The staff and high school students go by us on their way to Wilson. We also deal with the trucks and cars for events, plus filming.

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With all the trees and other vegetation been taking out cannot be relied on for any type of mitigation noise. AHA recently cleared a lot of vegetation for the illegal sport court on Michillinda.

AHA should not be allowed to bring ANOTHER k-8 school to my neighborhood for its ambiance then demand to change it.

Pasadena would like a seat at the table on this. Pasadena provides so much for Sierra Madre so that you can keep your little town atmosphere. Pasadena officials are ready to work with Sierra Madre on this. That is what cities need to do. Do not let AHA bully their way on having all of these things they want. The impact is great on your Pasadena neighbors.

Thank you,

Carolyn Halpern and family

Joseph Nosrat

Subject: FW: item #2 planning commission meeting December 1, 2022

From: [REDACTED]

Sent: Thursday, December 1, 2022 2:53 PM

To: PlanningCommission <PlanningCommission@cityofsierramadre.com>

Subject: item #2 planning commission meeting December 1, 2022

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

To the commissioners and Sierra Madre city staff,

I'm very uncomfortable with speaking in public about Alverno anymore. I am not sure if I can physically even make the Thursday Planning Commission meeting because of the vitriol I witnessed towards the neighbors on 10/6 by Alverno parents. It was like 2010 all over again. My neighbor and I were not thrilled to have to sue Alverno over their noise but we did. We saw no other way to get some relief.

I am writing to ask why has Sierra Madre tried to exclude the impact on Pasadena neighbors, unlike 2011? I'm not an expert on all these noise studies but I want to make sure Sierra Madre understands that I count. **It has become abundantly clear that Alverno schools and their rentals are violating the Pasadena noise code. It's in Alverno's own studies.** I don't agree with everything their noise person has said and what he failed to record. He did FAIL to include Pasadena in his reports but the data is there. **Alverno's application and the city of Sierra Madre have not considered Pasadena's jurisdiction. There is no sound wall of any kind that will reduce the noise coming from this school to be less than significant. All jurisdictions that will be impacted by a new build, or expansion, must be included. I am requesting you do an environmental impact report on this playground and use of the parking lot for other than parking.**

My home and family count in this expansion. Alverno's addition of the K-8 negatively impacts my home. My health. My family's peaceful enjoyment of our home. My family went through this in the 90's, and again in the 2005 - 2011. The promises by Alverno administration and board of trustees have fallen flat. Calls to the Alverno monitor have been most unhelpful during events or school noise. The noise from the events is the worse it's ever been. The volume of the music is louder, the constant bass is now a pounding noise that vibrates through the house. The after-event noises from catering trucks and party buses with their reverse beeping can be heard up to 11:45 pm and sometimes after midnight. 75% of the vehicles that exit the Michillinda lot scrapes the concrete creating a loud horrible sound that I can hear throughout the house and startles my dogs, causing them to bark at the front door. This takes place up until midnight, sometimes later, whenever the gates are locked for the night. Every vehicle's lights shine into my front two rooms and we can see it no matter what we are doing inside our home.

I feel the use of the parking lot needs to move to the field by the Villa. Build a sound wall over there. The field does not have driveways and other openings like on Michillinda, so the sound wall will be effective over there. Also, this would stop the concurrent use on the property. I know there are times two events, or practices, have been going on at Alverno. Pasadena already has to deal with all of the K-8 traffic. The staff and high school students go by us on their way to Wilson. We also deal with the trucks and cars for events, plus filming.

The playground noise is so excessive that we can hear it in every room of the house, with windows closed, and in the backyard. It's too much noise coming over to my home. The teachers are yelling and blowing whistles. They

don't seem to discourage the children from screaming. Since there is no way to mitigate the noise, it has to be moved as well.

I only know what my experience is with in regards to the intrusion of noise upon myself and my family in our home. I feel I have been saying the same thing for 30 years meeting with Alverno and many times at the city meetings with no improvement. The noise level and traffic has gotten worse. It seems that Alverno is directing all the traffic to Michillinda without doing anything to mitigate it, or the noise and lights polluting us on the Pasadena side.

I'm so very frustrated that it is requiring a lot of my time to meet with and canvas with Sierra Madre neighbors only to find out that Pasadena has not even been part of the conversation at your meetings. Isn't that illegal for the city of Sierra Madre to exclude the Pasadena side?

I am not the only Pasadena resident that hears the bass from Alverno every time they have an event. How can this be allowed? Is the Planning Commission and Alverno really OK with it? At a recent meeting with Pasadena Councilman Gene Masuda, several Pasadena Upper Hastings residents had a lot to say about the Alverno traffic and school.

I attended the Alverno expansion meetings. They misquoted what I said in their minutes. Of course their experts say everything is fine but I know in my gut they are purposefully misleading the neighbors.

This is really affecting my health. I physically find myself immobilized when these meetings come up. This new K-8 and constant "weekend nightclub" followed by late night warehouse distribution/trucking environment has made me think about moving but why should I leave the house I love? Alverno won't even consider their neighbors and the impact they make by plopping a second school in front of my house. At the very least I will have to make changes to the front of my house just to try to continue to live with it. No matter what I do, I will not be able to keep the Alverno noise out. Who should pay for these alterations? I am trying to find a way to live in peace and I don't see a way, with what Alverno has been doing.

It is physically and mentally too traumatizing dealing with Alverno. I appreciate the neighbors who have attended the city meetings and tried to represent me and my family at past meetings. I am writing to ask you to start considering Pasadena as a jurisdiction in this build. Remember our noise code when determining what is impactful and where Alverno should relocate its sport courts and playground.

Sincerely,
Chui Chow and family.



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

December 01, 2022

Re: **Item #12/1/22** agenda item #2. **CONDITIONAL USE PERMIT AMENDMENT 21-19**

Dear Members of the Planning Commission,

We would like to thank the Planning Commission for requesting mitigation possibilities for the use of the Michillinda parking lot. As I understand only one sound wall will reduce some daytime noise but it will not be effective for shouting or whistles for games and sports, or staff that use them throughout the day. Nothing was entertained about moving the sport court and it was discussed in the Gurhardy Heights neighbors last communication.

Quoting Ken Farsting at the 4/4/22 on traffic - *"we (AHA) did an analysis on construction to come up with a schedule, and each one is planned out over a certain amount of time, like the sport court would not be even a years worth of construction we're taking a couple months. The classroom building could be 8 – 12 months, **but it will take us several years to get there, its not like we have the money to do it all"***

I have pored through the agenda back and forth. I am still going through it. I just don't find anywhere that there is an Environmental Impact Study or Report regarding the current use of Michillinda Parking lot and the current placement of the playground, or future placement of a lower sport court or location of the playground. I see "analysis" based on 2010 projected uses which do not study any of these uses.

2010 Alverno's Environmental Analysis #3. Parking lots - state:

*"The Alverno High School Master Plan proposes reconfiguration of the two existing parking areas by reducing the size of the Wilson Street parking area and enlarging the parking area off Michillinda Avenue. Noise from these two parking lots currently exists, **but changes in the size of the parking lots would cause increases or decreases in noise associated with them.**"*

It is safe to assume the parking to increase in noise would be Michillinda Parking lot which is approved to be enlarged quite a bit. So the already known fact is that vehicles using the parking lot will increase in number and size. No credible EIR on sports.

The 2010 Environmental Analysis also states:

“The most disruptive of these noise sources would be car alarms and horns, because of their high volume.” “As shown in Figure 14, **noise from the use of the surface parking lots would not exceed the 80 dB noise limit at a distance of 25 feet under its most noisy condition of use**, as specified under Section 9.32.060.A.

This analysis is being used for 2022 projections and is inadequate. Currently the MOST noisy condition of use in the parking lot is for sports and the use of amplification for gatherings with students during school, events with amplification on the weekends, as well as after school sports use, with student spectators. Sometimes there are visitors but it’s all noise.

Where are those measurements? 25ft from the source as used in the 2010 studies? Sound pressure levels for shouting is 80DBA at 1m. Whistles from a Fox 40 Caul is 112 at 2 meters. There is a whole range of whistles from the Fox up to the Valkeen which outputs at 127.DBA at 2 meters.

It was suggested that the staff use different whistles. We can’t be the CUP police of this use or ask to see every whistle that is used on the campus.

Consider the use of whistles currently being used. THEY ARE VERY DISRUPTIVE. Whistles are blown throughout the day - to call attention of students during outside activities and constantly used during after school practices and games.

We have been subjected to foul language used on the courts (We have recorded the use of expletives). We don’t appreciate it being heard in our home.

The 2010 Environmental analysis further states:

“However, the majority of time parking lots at the school would be minimally active because there is minimal midday and after-hours school-related traffic on a typical school day.”

This is currently no longer true to be JUST traffic. **Since 2019/20 the Michillinda parking lot has been used much of the day.** Only recently do we see one change and that is a few pockets of no to less activity. We feel the applicant could be changing their schedule just ahead of this meeting in case commissioners go by to observe.

The use has totally changed with the K-8 since the 2010 NMD analysis. Now the **WHOLE SCHOOL STUDENT BODY USES THE PARKING LOT.** Even the traffic is not as constant as some of the current uses of the parking lot for play and court sports or the playground.

We have purchased a decibel reader and started taking ambient level readings. There is a lot of confusion about SM noise code but I recall it being measured in this neighborhood at 45. A quick sampling on a Sunday without school 12PM, at a break between school use around 10:50 AM, after a PE ended 13:33PM shows us the following for ambient levels recorded for 2”.



There needs to be an updated EIR for all new builds and ALL uses be clearly defined in this application. The residents should not have to be forensic document specialists in order to find the applicants lies by omission.

We have no idea how long the applicant intends to use the parking lot that has only been analyzed for traffic.

- 1. We take issue with the time we have already been subjected to this use in this location**
- 2. We cannot be expected to be endure this use, (plus the cumulative usage of rentals and filming) for an unspecified time.**
- 3. We do not accept this use as it violates the SM residential noise code AND even more so Pasadena's in this location.**

Don't use the parking lot for sports. Go back to renting facilities until the applicant builds the multi-purpose building, or move it to the Multi-sport field where the tennis courts were approved to build. Why hasn't the applicant offered this alternative?

Thank you for bearing with me as to why the parking lot even with a sound wall is unsound.

Yours,

Kristin Stephens