



# City of Sierra Madre

Office of the City Clerk

232 W. Sierra Madre Blvd.,

Sierra Madre, CA

(626) 355-7135

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

THE FOLLOWING WRITTEN COMMENTS WERE RECEIVED IN ADVANCE OF THIS MEETING AND WILL BE POSTED ONTO THE CITY'S WEBSITE FOR PUBLIC ACCESS AND TRANSPARENCY.

THE COMMENTS ATTACHED ARE SUBMITTED BY MEMBERS OF THE PUBLIC. THE CITY DOES NOT CONFIRM THE VERACITY OF THE STATEMENTS PROVIDED BY MEMBERS OF THE PUBLIC.

## Joseph Nosrat

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**Subject:** FW: Comments from Bob Nydam

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

From: **robert NYDAM** <[REDACTED]>  
Date: Thu, Oct 5, 2023 at 1:13 PM  
Subject: Re: Villa CUP Neighbor Meeting - October 5th at 6PM in the LTC  
To: Andrea Bertollini <[REDACTED]>

Andrea,

I am unable to attend the meeting tonight. Is it possible to get a copy of the minutes?

My concerns are the same---encourage your parents to drive the speed limit and whenever possible park on the Alverno side of the street. Overall, your parents have been good neighbors and respectful this year.

Outside of that it looks like the school year has been going quite nicely from our side of the street and it looks like the kids are having a great year. I am friends with Yong Yoo & Regina Cheung and it sounds like their daughter is having a great experience. I am also friends with Brittany Whyte whose son is Johnny. I dropped by and watched some of his flag football game with her and it was a great atmosphere. I used to coach flag football at Gooden for 5-6 years when my kids were there so it's always fun to watch.

I hope you have a good meeting tonight.

Thank you,

Bob Nydam  
President/Owner Totally Kids Sun Valley [REDACTED]

On Sep 25, 2023, at 6:34 PM, Andrea Bertollini <[abertollini@alvernoheights.org](mailto:abertollini@alvernoheights.org)> wrote:

Hello Neighbors,

The letter that is attached was mailed out on Friday, September 22, 2023 to all of the neighbors on the Radius map.

The letter was also mailed and emailed to the Sierra Madre Planning Commission, SM City Council, SMPD, City Staff and Sierra Madre City Hall.

The meeting will be in the LTC (Learning technology Center) at 6pm. The LTC is located just south of the Michillinda Ave. Parking lot.

Please let me know if you have any questions.

**Sincerely,**  
**Andrea Bertollini '91**  
[abertollini@alvernoheights.org](mailto:abertollini@alvernoheights.org)

**Direct Line:** [REDACTED]

*Facilities Director*  
*Wedding, Events and Film Coordinator*  
*Assistant for Development and Institutional Advancement*

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<10-05-23 Second Neighbor Mailing for the Villa CUP Meeting.pdf>

RE: ANNUAL REVIEW OF CONDITIONAL USE PERMIT 22-03 (CUP 22-03) FOR PRIVATE RENTAL EVENTS AND FILMING AT THE VILLA DEL SOL D'ORO

There is a decades-long history of nuisance complaints on Villa rentals. The perpetual nuisance of Villa commercial activities degrades adjacent neighbors' quality of life and home resale values. In the 32 years my wife and I have lived near the Villa, we have endured diesel generators and trucks running all night, liftgate trucks loading and unloading at all hours, movie pyrotechnics including a tile cracking explosion, loud music from 6pm to past 10pm, loud guests lingering in the parking lot after events, late night and early morning clean up crews, and identity fraud regarding the illegal closure of Highland Ave for a movie shoot.

To understand what me and my neighbors put up with, I quote my own public comment read at the 10/6/22 Planning Commission meeting:

*"I ask that one of you invite me to your home some Friday or Saturday afternoon and my DJ will set up. He'll get the party started before 6 and play until 10 or 10:10, or 10:20 if we're having fun. We'll leave the doors and windows open as the Villa sound study says there's no measurable difference. We will repeat the process 26 times every 12 months with the same restrictions noted in the Villa CUP. How do you think your neighbors will feel?"*

What they call "religious celebration," we experience as another drunken club night across the street, sometimes 3 or 4 weekends in a row. Calling the guard mandated in the CUP gets an unavailable voice mail. Calling the police does nothing. There is no oversight or enforcement of CUP terms.

All Villa commercial activity is in addition to Alverno school activity. Alverno is a separate CUP, on the same property by the same applicant. Alverno is allowed school activities including evening events, early morning activities, sports during and after school hours, and summer session. Once the school is done for the week, Villa CUP kicks in for a new session of traffic and noise. I live in an R1 neighborhood. I object to this non-stop institutional use. A school is appropriate in R1. Regular Commercial rentals are not.

Quoting Planning commissioner member Bob Spears, 10/6/22 meeting (56:45)

*"Let the school exist for what its purpose is; to show kids how to be respectful and accountable for their behavior. But that's not why we're here. ... We are not here because it's a school, we're here because they are using their facility to make money. This is all about money. ..."*

*There is a problem with their relationship with their neighbors. ... If it is an institution that is religious, teaching values, its doing a crumby job.*

*We have worked very, very hard trying to craft a way that we can agree on behavior. ... The trick will be with enforcement to make sure Alverno complies. I would love it if Alverno steps up and enforces themselves. Given their track record, I am not optimistic.”*

On 10/7/23 afternoon we could hear someone on a PA system at the Villa giving a speech. The amplified voice projected from the Villa patio. Saturday 10/14 we heard a trumpet playing. Live music was being performed to an enthusiastic cheering crowd on the lawn below the patio.

The Villa CUP and previous TUP specifically prohibit live music, and amplification is prohibited outside. Blatant violations, weekly, but we have no recourse. We are forced to put up with whatever their paying customers are putting out. They're making money, I am paying the price.

Revoke the Villa CUP. Let the school be a school.

## Joseph Nosrat

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**Subject:** FW: Agenda Item #1 regarding the Villa CUP meeting Thursday, October 19, 2023.

**From:** Will Serrano [mailto: [REDACTED]]

**Sent:** Wednesday, October 18, 2023 11:29 AM

**To:** PlanningCommission <PlanningCommission@cityofsierramadre.com>

**Subject:** Agenda Item #1 regarding the Villa CUP meeting Thursday, October 19, 2023.

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

Please enter this for my public comment.

To the Planning Commissioners of Sierra Madre,

I am a resident of Sierra Madre. My family is adversely affected by Alverno's Villa rentals on the weekends. I was told over and over this meeting will be to discuss how it is going with Alverno's wedding rentals. There is no confusion in this neighbor's mind as to which CUP I am writing about. The CUP for Alverno's rental business went into effect on October 6, 2022. The problems I have encountered are related to the rental of the Villa de Rose.

I recommend the CUP be revoked. I ask that the Planning Commission not look the other way when it comes to the numerous incidents neighbors share with you and then give Alverno another pass. In my eyes Alverno hires and their guards have violated their CUP obligations when it comes to the Villa da Rose. Alverno employees have proven weekend after weekend that they are incapable of abiding by the conditions they agreed to in order to run this business in our neighborhood. It's been another year of noise nuisances, traffic issues and other CUP violations. Apparently it is the same facilities monitor it has been for years. I feel they should have done better at towing the line.

I admit to only having a cursory understanding of the many complex issues presented at city meetings last year but I have direct experience with the rentals. I often have to travel during the week for business. I want to unwind with my family and friends on the weekends. The noise from the villa has been an unavoidable intrusion and it didn't have to be.

Alverno can quite honestly say they didn't get any complaints because they don't answer the phone they give the neighbors. For months there was no number to call and complain to the event person, security guard or the monitor when the music was too loud or the bass too hard to ignore. I eventually was sent 626364-5994 in late winter to call. The responsible party never answered. I tried again throughout the year to report a problem. Still no one answered the phone everyone was told to call. The number would not take a message either. Excellent strategy Alverno! I would have entered a complaint online but the city never set up the designated portal for doing so either.

How is this party or wedding and film business by the school even legal? Nonprofit organizations have a general purpose of providing a benefit or a service to its primary audience in this case - the students. A nonprofit corporation should not be seeking to generate profit as its purpose. Alverno's rental business is contrary to the school's mission statement. The CUP for the Villa de Rose by the Sierra Madre city should never have been separated from the school CUP. I can't believe a city attorney advised that having two CUPs for the same property was even legal.

I went online and reviewed Alverno's mission statement via their 990's. I had to do a little digging because the school uses Mount Alverno High School in their filings. It says nothing about running a party business as part of their mission to educate their students. I do not see any shareholders for Alverno. Their board says it does not derive income. Yet, here we gather after another year of Alverno's private rental business clobbering the homes around it with music no one wants to hear, drunk guests yelling, and so on while they make hundreds of thousands of dollars to benefit themselves.

One of Alverno's board members stood before the city and said the Villa needed all kinds of repairs. It's been years and there is no new roof and no sound attenuation measures for the Villa. Alverno must deal with the noise, the lack of noise mitigation by having outdoor open door weddings. I can't go on campus but I am pretty sure there have been weddings where the speakers are facing outward not into the Villa.

I asked to see what different neighbor's had in terms of historical documentation to understand the situation with this wedding and film business. I read old complaints. I find that my new voice is no different from what my neighbors have been complaining about for the last decade and a half. This is probably why the previous owners moved.

How did the last Planning Commission come to the conclusion that greatly differs from what the city uses under the noise code or the guard manual? The new noise level allows for 70 decibels at the property edge. This is confusing to administer, too easy to fudge when there is a break

and just too loud. Any noise measurement should match the city procedure of 80 decibels max when measured 25 feet from the offending source as directed for stationary (non transportation) noise standards.

I was sent Alverno's previous guard procedures. The max decibels allowed were 60 decibels. Readings were to be taken at the Villa and several times during an event. That is conservative and reasonable but the noise reading should match the city's. Instead they get an even larger decibel allowance which does not align with the city noise code.

It's been another year of try and see what happens with renting the Villa. If the weddings, or whatever they are renting the Villa out for could be done without myself, my family or guests having to listen to it, not be tailgated or honked at by another guest or catering truck then fine do it. Unfortunately Alverno has demonstrated they can't keep the noise or traffic to a minimum or an occasional annoyance. It seems these rental problems go way back. I am so over losing my weekends to this entity. It doesn't matter what the conditions are for this business it does not belong in this neighborhood. I agree with my neighbors. This is not the vision of Sierra Madre's General Plan to put an entertainment venue in the middle of houses with families. It is not a compatible use.

How is it going with Alverno? I will conclude with it is a bust. I recommend the Planning Commission put a kibosh on the rental business. Alverno has not demonstrated the ability to run their rental business in a manner that they agreed to per the CUP for the Villa de Rose. They have not been considerate of the neighbors right to the quiet enjoyment of their homes nor have they respected the noise code. The Planning Commission has the power to rescind the CUP based on the track record of 28 or 30 rentals they have staged since the CUP went into effect on October 6, 2022.

This neighbor concurs with what Commissioner Robert Spears said, "Let the school be a school" and let me and my family have some peace.

Best regards,  
W. Serrano

## PUBLIC COMMENT

*Leesa A. Puleo*

Planning Commission Meeting  
Thursday, October 19, 2023, 7:00 PM

Thank you in advance for taking the time to read my comments regarding agenda item #1: ANNUAL REVIEW OF CONDITIONAL USE PERMIT 22-03 (CUP 22-03) FOR PRIVATE RENTAL EVENTS AND FILMING AT THE VILLA DEL SOL D'ORO LOCATED AT THE ALVERNO HEIGHTS ACADEMY CAMPUS ADDRESSED AT 200 NORTH MICHILLINDA AVENUE.

My name is Leesa Puleo and I live across the street from the Alverno (AHA) exit gate on West Highland Avenue. I am a single mother of two and have owned my home for 26 years. I work from home during the week as a clinician and have video calls/sessions with clients throughout the day and early evening. I have a woodworking workshop in my garage where I complete creative projects in the evenings and on weekends. I truly believe my personal and professional success is attributed, in part, to 16 years of Roman Catholic, Dominican education, college included! AHA supporters have said I am “anti-Catholic Church”, which is most upsetting to me.

I have received some notoriety exposing AHA for abuses they have inflicted on neighbors, particularly related to the filming that occurs on their campus. I have appeared on television, been quoted in front page news articles, spoken at several neighborhood, council and commission meetings, disseminated petitions and secured signatures, and mobilized and engaged neighbors in an attempt to create positive change in the film permit process, increase communication with and transparency of AHA, and improve the negative impact of filming and Villa rentals on our neighborhood. I am committed to developing a positive relationship between AHA and the neighbors in an attempt to alleviate the animosity felt by all.

I would respectfully request that the Planning Commission schedule a public hearing to consider revocation of Conditional Use Permit (CUP) 22-03 or, at the very least, schedule a public hearing and allow amendments to the conditions of approval of CUP 22-03.



It is my firm believe that AHA has rarely, if ever, abided by the conditions of approval contained in CUP 22-03 over the last year, as set forth by the City Council and Planning Commission. In the following paragraphs, I will attempt to provide comprehensive, verifiable, and objective evidence of what I believe are blatant CUP 22-03 violations made by AHA over the past 12 months. I believe the noncompliance items are egregious enough to warrant a public hearing and the revocation of CUP 22-03.

## TEMPORARY USE CONDITIONS

### *1.0 Frequency of Use/Level of Use*

AHA is allowed no more than 26 rental events per calendar year, yet the CUP 22-03 review year is from October 2022 through October 2023. I fear this ambiguity will allow AHA to have more than 26 rental events this calendar year. I also believe their lack of financial health, which we have discussed at length in City Council and Planning Commission meetings, and the writers' strike which has eliminated filming, will create a desperation to increase rental income at any cost. I believe AHA has and will exceed their annual allotted rental events in the future if not held accountable for CUP frequency of use conditions and required by city to accurately and thoroughly publicize rental events in a timely manner.

The city has stated that AHA has had 17 private rental events during the 12-month reporting period. I absolutely do not believe this is true and purport that the number of rental events is closer to 28, according to neighbor observations and logs, my own personal records, and on-line calendars that are no longer accessible to the public.

Neighbors know one another fairly well, because of the decades-long challenges we have had with AHA, and we talk to one another regularly about what is going on in our neighborhood, particularly Villa rental activity. We let each other know, via text or phone call, when we see the signs on the outside of the AHA gates that say the name of the bride and groom and arrows showing where to park; when we see the party busses, the limousines, the transport vans, and the processions of people dressed in wedding attire; when we hear the toasts, the music, and the people cheering. We talk to people parking on our streets, take pictures when we see something unusual happening, and take noise level measurements when we think AHA events are too loud. We believe we have an accurate knowledge of the number of weddings held at the Villa over the past year, through our texts and phone logs, and the number is definitely closer to 28. We know that a few events never appeared on any calendar and, perhaps, two were on a Sunday. My front yard, in particular, has a clear view of the Villa and I can see and hear what is going on if individuals are gathered outside on the terrace. Party goers often park in front of my home and chat with me when I am

working in the yard. On Sunday, September 3, 2023, in particular, I heard the noise of a gathering at the Villa. There was nothing scheduled on any calendar available to me. I paid close attention to the cars parked on the street and saw two men walking to their cars parked in front of my home. I asked, “hey what’s happening over there” (meaning at the Villa) and one said, “a private party”. Additionally, I recently took a picture of a bride and groom sandwich board that was placed just inside the open AHA Highland gate on a Sunday afternoon. I checked to see if there was any published information on an event occurring that day and found nothing. I sent the picture to the neighbor group and nobody knew anything about an event. I assumed it was left from a Saturday wedding. I later saw people in formal attire on the Villa terrace on that Sunday. Unfortunately, I can’t seem to find the photo for the Commission meeting tomorrow, but am hoping someone will have that photo and present it to you.

Historically, AHA has failed to provide accurate, up-date calendars, and listing the type of event i.e., wedding, school event, liturgy, etc., which has made it extremely difficult, even impossible, to track the number of Villa rental events. This is the information that was posted on-line:

October

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

November

11/05/22 – Event 2:00 PM – 10:00 PM

11/12/22 – Event 2:00 PM – 10:00 PM

11/19/22 – Event 2:00 PM – 10:00 PM

January 2023

01/21/23 – Event – 2:00 PM – 10:00 PM

We can only assume these events were weddings and these were not included in the city’s count of rental events. Only recently has AHA indicated that a particular event is a “wedding”, instead of simply calling it an “event”.

The AHA calendars posted in the “Neighbor Info” section of their website are rarely up to date, or posted in a timely manner, as instructed by the Planning Commission. The AHA Facilities Director indicated to the Commission that she had known about rental events reserved for over a year before the scheduled event, yet was unable to provide accurate calendars. She also indicated that several wedding rentals were scheduled prior to the signing of CUP 22-30, “grandfathered in” and allowed to extend normal event hours, yet AHA still was not able to post these rentals on their website in a timely manner. Additionally, it is difficult for Android users, like myself, to access the “Neighbor Info” portal on the website. When I voiced my concern at

the neighborhood meeting, I was told by the Facilities Director that it was developed for iPhone, laptop and desktop computers and there was nothing they could do about it.

There have NEVER been quarterly mailers sent to neighbors listing rental activity as requested by the Planning Commission in CUP 22-30. Neighbors often call or email the Facilities Director about events occurring at the Villa but are given the run around about what is actually happening or are completely ignored. This lack of transparency has made neighbors, including myself, believe AHA is underrepresenting rental events and/or listing rental events as something else, like school or religious programs. We shouldn't have to police AHA rental activities but we have been forced to log everything that happens on their campus because we are left in the dark.

The current calendar posted on the AHA website indicates that there are/were 23 rental events scheduled in only 9 months (March 2023 through November 2023); January and February rental events were omitted on this calendar. We know for a fact that there were at least two weddings in February that were never posted on line. Neighbors told the Facilities Manager of this fact but the events were never posted and were, assumably, not counted in the city's number of events. How can the city possibly believe that there were only 17 rental events in the past year? This number would be unprecedentedly low for the school and would not follow their current rental schedule.

## *2.0 Time of Use*

I have reason to believe that there were two rental events on a Sunday over the past 12 months. *See item 1.0 above.* I have also complained on a few occasions that rental events have gone past 10:00 pm and have been told that the events were grandfathered in and permitted to go beyond 10:00 pm because they were booked prior to CUP 22-30 approval. I would expect that there would be no further grandfathered events, yet neighbors, including myself, have witnessed the Highland, Michillinda, and Wilson gates open after 10:30 pm. Specifically, on October 14, 2023, I observed the Highland gate open at 10:20 pm.

I have observed wait staff, i.e., individuals dressed in black pants and white shirts, park in front of my home and walk in the AHA Highland gate as early as noon and as late as 11:30 pm at night.

On the evening of November 5, 2022, I witnessed the Michillinda gate open at 11:15 pm when I drove by the campus. I had called the SMPD earlier that evening to

complain about the noise level of a wedding. A neighbor on Michillinda informed me that she had a surveillance video of Villa partygoers hanging out outside of her home and creating a disturbance at 11:00 pm.

### *3.0 Noise - Sound Monitoring Mitigation Plan*

I am confident that several other neighbors, one as far away as Montecito, will provide adequate documentation of AHA noise violations and their failure to implement a sound monitoring mitigation plan. The police, AHA staff and security company, and the city may not believe AHA event noise goes above the Sierra Madre noise code, but it is absolutely a nuisance to me and my family and anyone who comes to my home on the weekends. I'd just like the Commission to know that the sound and noise vibrations emanating from Villa weddings are absolutely unbearable in my home, even when the windows are closed and fans are on. When I hear the wedding DJ sound check in the late afternoon on Saturdays, I begin to dread the evening ahead. I can honestly tell you, I can no longer enjoy my home and backyard during Villa rental events because I can clearly hear every word that is said over the loud speaker and every song that is played throughout the entire event. I have reason to believe that everything is audible because AHA staff and security guards have no control over DJ behavior and microphones are used outside during entire events and speakers are oriented towards the terrace where people are dancing. I can feel the thumping of the bass and the piercing sounds of people screaming and whistling. My children can clearly hear the foul language used by partygoers and inappropriate song lyrics. I absolutely believe that the recent permitting of dancing on the terrace has increased the noise level because partygoers are singing the words to songs when they are dancing; I can hear every tone-deaf word they are singing. I am embarrassed to have visitors come to my home on the weekends because of the noise level and bass vibrations, the disrespectful and inebriated partygoers that park in front of my home and continue partying after the events are over and leave their trash behind. I try to schedule gatherings and family events when AHA doesn't have a wedding scheduled. Unfortunately, this is nearly impossible because neighbors don't receive advanced notice of rental events, on-line calendars are never up to date, and most months have weddings nearly every weekend. Last month AHA had weddings every weekend and there was no reprieve from the noise.

I am incredibly shocked and dismayed that AHA hosted one of the loudest rental events this year on Saturday, October 14<sup>th</sup>, just five days before the Planning Commission meeting to discuss their adherence to CUP 22-30. The live mariachi band, which included a trumpet, amplified male and female solos and two trumpet

solos, were a slap in the face to neighbors and City Council and Commission members who worked diligently to develop more comprehensive AHA CUP, TUP processes and the Motion Picture Filming and Photography Ordinance. Ironically, almost exactly one year ago, on October 1, 2022, the same situation occurred with a ridiculously loud Villa wedding, and, also, just five days before the Planning Commission Meeting to discuss the AHA CUP.

I made calls to the Sierra Madre Police Department to report excessive noise coming from the Villa, and/or guests loitering on W. Highland, on the following dates: Oct 15, 2022 (7:07 pm), Nov 5, 2022 (8:45 pm), Nov 6, 2022 (1:52 am), Nov 19, 2022 (8:49 pm), March 18, 2023 (6:20 pm), April 22, 2023 (10:09 pm), July 7, 2023 (9:03 pm), Aug 12, 2023 (7:42 pm), and Oct 14, 2023 (8:54 pm).

I made calls to Securitas on the following dates regarding excessive noise:

- March 18, 2023 (7:55 pm), excessive noise from guests, amplification, and loud music, error message states, “voicemail has not been set up”.
- July 8, 2023 (1:09 am and 1:18 am) excessive noise from guests, drunk and disorderly conduct from guests on the street, error message states, “voicemail has not been set up”.
- Sept 30, 2023 (4:18 pm) excessive noise from guests, amplification, and loud music, no answer.
- Oct 7, 2023 (8:40 pm) excessive noise from guests, amplification, and loud music, spoke to a guard FOR THE FIRST TIME, he indicated that he was just about to take a reading.
- Oct 14, 2023 (4:30 pm and 6:30 pm) excessive noise from guests and amplification, ongoing LIVE mariachi band with horn, male voice singing, no answer.

I refuse to make calls to the Facilities Manager because it does absolutely no good; she does not answer her cell phone and her voicemail is often full. In the event that I have been able to reach her, she is condescending and always says the noise level is within the code. I gave up calling her long ago.

Many neighbors have stopped calling the police, AHA staff, and/or security guards over Villa event noise concerns long ago because it was too difficult to reach anyone and little was done about their complaints. They were made uncomfortable for speaking up and labeled “anti-Alverno” or “oversensitive”, even “crazy”. Frankly, I am at a point myself that I am disillusioned by the system, the inability of the police to

control what occurs during Villa rental events, the lack of impartiality of event monitors and inaccuracy of monitor forms, the inability of neighbors to contact AHA staff and security guards during rental events, the disrespect AHA continues to show towards its neighbors, and the lack of accountability AHA has in adhere to the laws and codes set forth by the city of Sierra Madre.

During the development of CUP 22-30, the Planning Commission agreed to create a portal on the city website where neighbors could submit issues “in real time” that they were having with AHA rental events and the city and police department could accurately document the number and type of complaints neighbors were having. Sadly, this never happened.

#### *5.0 Traffic and Parking Traffic*

Although AHA has a written *Traffic and Parking Management Plan*, I believe they have failed to adhere to said plan. I can clearly see cars entering and exiting the Highland gate from my property. There has been no observable alternating usage of the Highland gate for entry and exit of guests. The gate is usually open during rental events and individuals are free to come and go as they please. I have seen small signs posted at the Highland gate, presumably directing traffic or providing details on entry and exit. I can't imagine individuals being able to see these signs in the dark when events are over.

I can attest that cars often park in front of my home during Villa rented events. I witness individuals dressed in wedding attire, and wait staff dressed in white shirts, black pants and aprons, get in and out of their cars and walk in and out of the AHA Highland gate. When I brought this matter up at the neighborhood meeting, the police chief asked why I don't call the police when I see cars parked in front of my home. I told him that it isn't illegal to park on a public street, and I see no reason to bother the police department.

On Saturday, August 14, 2023, at approximately 12:15 am, I heard the idling of a truck from inside my home. The idling continued for over 5 minutes, so and I decided to put on appropriate clothes and walk outside. I saw large truck parked across the street from my home, just outside the AHA Highland Gate. The engine was on and a gentleman was sitting behind the wheel. The sign on the truck said Town and Country – Distinctive Event Rental & Services. Assuming he was waiting for someone to open the AHA gate, I took a photo (*see below*). The man inside the truck saw the flash of the photo, rolled down his window and told me “I'm not doing anything wrong”. He

quickly drove away before I was able to notify anyone. I didn't stick around to see if he came back or if the AHA Highland gate was opened.



### *8.0 On- Site Event Monitor*

I contacted Securitas several times, for a variety of reasons, during Villa rental events from March 2023 until last Saturday, October 14, 2023. From March through August of 2023, a message said “voicemail has not been set up” when I called the security guard/event monitor phone number provided by AHA. I recorded the message to provide proof of what was happening in case AHA would create some plausible reason why only I was unable to contact them. I brought up the issue at the July 9, 2023 neighborhood meeting and three other neighbors indicated that they had called Securitas and got the same message. The Securitas representative gave excuses as to why the voicemail wasn’t set up and that cell service at AHA is often unpredictable. He said he would fix the problem immediately. I continued to get the error message and/or no answer for the next three months!

Finally, on October 7, 2023, someone from Securitas answered the phone when I called. It was the one and ONLY time I have been able to reach Securitas and make a complaint. I told him I believed the noise level of the wedding was excessive. I told him to please include my name and details of my concerns in his report. He told me he didn’t need the specific information because the monitor report was “a simple fill in form”. Record of my complaint is NOT included in any of the materials provided to the Planning Commission.

I don’t intend on contacting Securitas in the future because my efforts were futile. I believe the “monitor compliance forms” in no way represent calls made by neighbors to Securitas complaining about event noise over the last year. There was no way for anyone to contact Securitas for ten months out of the year, so it stands to reason that there is only one documented complaint!

### *Neighbor Relations and Communication – AHA Neighborhood Meetings*

Neighbor communication continues to be a significant challenge for AHA. I still have NEVER received any written correspondence from AHA in the 26 years I have lived in my home and I live within 300 feet of the campus. I don’t receive emails sent to neighbors either. I have written emails to the Facilities Director and she has responded to my messages, yet she has never emailed me anything else. It’s maddening! I have owned my home and have paid property since May of 1997, and have had the same email address since 2004. I have told AHA my home address and email address on dozens of occasions and written the information on contact forms. They absolutely know who I am and where I live. They know I am going to bring this up publicly at every opportunity, yet they simply refuse to send correspondence. I

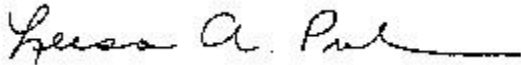


don't particularly believe they are trying to prevent me from attending neighborhood meetings or receive relevant information, I believe they are simply too incompetent and unorganized to put my contact information on their mailing list.

I have NEVER received an invitation to a neighborhood meeting and have had to find out scheduled meetings from others. All meetings have been scheduled for 6:00 pm during the week and my workday doesn't usually end until 7:00 pm. I know their meeting time is a challenge to many other neighbors as well. I attended the meeting on July 10, 2023, but was unable to attend the meeting on October 5, 2023. I sent an email in advance to the Facilities Director indicating that my absence in no way meant that I have no issues with CUP 22-30 compliance.

My neighbors on both my left and right have sold their homes within the last 18; I find that very unusual. I intend to put my own home up for sale when my son goes off to college because my quality of life is significantly diminished by AHA rental activities and other challenges I have with the school. I didn't move across the street from a school, as everyone keeps saying, I moved a block away from a thriving, all-girls private high school that didn't need to rent out their facilities to make ends meet.

Thank you for listening.

A handwritten signature in black ink that reads "Gessa A. Paul". The signature is written in a cursive style with a long horizontal line extending to the right.

## Joseph Nosrat

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**Subject:** FW: October planning commission meeting Villa CUP Item 1

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

**Sent:** Wednesday, October 18, 2023 3:30 PM

**To:** PlanningCommission <PlanningCommission@cityofsierramadre.com>

**Subject:** October planning commission meeting Villa CUP Item 1

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

The following email message was generated by a user filling in a contact form on your website. It was sent from the following [REDACTED]

I am new to this and thought I could upload my letter. I will try copying.

To the members of the Sierra Madre Planning Commission,

My wife and I do not feel comfortable speaking publicly. It seems one cannot speak about their experience publicly without the Alverno folks telling us we are Kens and Karens. That is not a very christian attitude. We heard about Alverno High School when we moved here. It was not disclosed that there was going to be weekend after weekend of the campus being rented out for weddings!

We hear the school all week long now that it is an elementary and middle school. My wife is a retired school administrator. She complains to me daily about the constant use of whistles by the school. Her school had a larger student population but they managed without whistles. It's lazy and it's unnerving to use. My wife is so done with the noise at the end of the week.

Complaint log

- The music is too loud. Alverno does not respect the elements of the noise code that do not require a noise reader. We don't own one. We constantly text neighbors asking someone to go do a reading. We hope they submit their findings.
- The bass makes my heart feel like it is going out of my chest.
- Within an hour it gives my wife a migraine and there goes our Saturday, and on occasion, Friday night.
- We have never received the mailers which is a condition to be mailed out 4x a year.
- Why has the CUP never been mailed to all the neighbors? We have to ask other neighbors.
- We can see the Wilson parking lot lights from our house. It is a clue when we hear people chattering, car alarms being deactivated and equipment banging that the place is not shut down at the designated hour. The music is off but there is still noise.
- The lights are too bright in the Wilson parking lot. They need to be shielded to only illuminate Alverno. They are contributing to light pollution that we left in the OC.
- The attendees are drunk and often heard carousing either in the parking lot or on their way out.
- We about called the police when one April wedding ended. There was a woman screaming and screaming in the parking lot by Michillinda and a lot of voices. My wife was worried it was a gang rape. Neighbors confirmed it was a wedding letting out.
- Our neighbor gave us the number to call and complain about the noise. No one answers. There was still no way to leave a message during September weddings.
- There are too many weddings. There was one every weekend in September . There was one stretch back in the spring when we had a 6 week stretch without a break.
- A lot of these weddings play music that is not to our taste so it makes it even more annoying.
- We have never received the mailers which is a condition to be mailed out 4x a year.
- The folks working these events can be seen in the early afternoon parking on the surfaces streets then walking over to the campus to work the rental. There is plenty of room in the parking lots or on the weeds they call the meadow.
- I don't care what the decibel reading is but we can very clearly hear some nice toasts and some raunchy ones.
- We hear the djs. It is not necessary to mic these people outside. Bring it all inside.
- It is my opinion that there is more than dancing on the patio.

- Last week the guests were situated on the lawn and not in the Villa. We could see musicians on the patio. Bring the festivities inside, adjust the music levels and the tone down the bass so it doesn't vibrate into my home.
- There are live bands. There was a live band in November last year, and this Saturday that I recall. Other dates are slipping my mind. These bands are not singing wedding music or accompanying the wedding. We hear the cheers so we know when the wedding is over and the reception and the band starts up.
- We have wandered over to see what the commotion is. We can text several neighbors to confirm it's another wedding outside.
- Catering trucks drive down by the Villa and then we have to listen to them beep as they slowly go in reverse up the driveway. They are so close to Highland. They should be leaving via Highland.
- The Highland gate is always locked when we walk around. The Wilson gate is locked and when we go to the Michillinda gate there is no one there either.
- There is no way to contain the level of noise that we have to listen to from the start of the wedding and the coming and goings of the guests and employees until the parking lot is locked up.
- We want mailers. I do not know if it is the nature of my work and the firewall or the school just has a bad website which won't let me get to the calendars.
- We thought the party busses might be good but they have problems too. They are really large busses. They sit in the parking lot with music playing and engines running. They go by our house several times so that we feel their presence on the road at the end of wedding. No one tells them about the idling law in Sierra Madre or to keep their music down while waiting for passengers.

#### Recommendations

Go back to all inside weddings. Nothing dampens the sounds, music and awful singing we heard last Saturday after the wedding ended and the party started.

Or

Cut the rentals down to no more than 10 or 12 a year until Alverno can show they are stringently following the conditions of a new conditional permit.

There should be a moratorium on all rentals until the school can demonstrate that it has installed sound dampening per the CUP.

Then the planning commission should condition that all dancing stay indoors and close the doors.

It isn't going great. Please stop these needlessly noisy events.

All the best,

Mr. and Mrs. R. Herbst

**Sent By: Mr.and Mrs. RHerbst**



## Joseph Nosrat

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**Subject:** FW: Agenda item #1 Alverno Villa CUP review on 10/19/23

**From:** Martin Ericks [mailto: ]

**Sent:** Wednesday, October 18, 2023 2:44 PM

**To:** PlanningCommission <PlanningCommission@cityofsierramadre.com>

**Subject:** Agenda item #1 Alverno Villa CUP review on 10/19/23

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

Dear Planning Commissioners,

Good thing I have to work on the 19th. I don't think I can take anymore crocodile tears from AHA and their people regarding their weddings. I thought I moved next to a school but these party rentals are a whole different animal. I was told to keep a log for the villa mansion rentals to come back to after a year. I can't find it at the moment but there have been problems throughout the year. I asked Christie if she could add my texts to her logs.

I can tell you September was a lot of noisy weddings and every weekend! Last weekend was another off the chart wedding when it came to noise and the boom boom boom of the bass. I have never found the place on the city website that the planning commissioners said neighbors could submit complaints.

I cannot get through to anyone in charge at the mansion during weddings. The phone rings but no one answers. Walking over is fruitless because there is never anyone stationed at the gates or in the parking lot when the bands or catering trucks are loading up. Workers loading their trucks or chatting and standing around have not been helpful

Thumping bass from the dance dj is still problematic. It was really thumping through my house for a January party as well this last Saturday, one or two in September, March, last November, let's just say about every wedding the bass becomes annoying. I texted my neighbors. They had the same phone number I did by March of this year. No one could get the guard to answer their phone. I looked it up on the city website today. The newly uploaded contract for January says they had three guards for the January event. Three guards that no one could find or reach!

I don't have a noise reading device. I don't need one because I should not have to listen to the words of every song the DJ plays. This letter is not about the school. I have already been subjected to the games, recess whistles, the morning announcements on speakers and kids outside during the weekday as I work. I want to relax on the weekend to game or watch Youtube.

The DJ's are too loud. They crank up the music. Are they deaf over there? I can make out the words to the songs during the reception. If the guard can stand in the parkway and sing the lyrics then he needs to make the DJ turn it down. I would have the police at my front door in a hot minute if I blasted my tunes that loud. The bass can be adjusted too. Better yet please shut the doors.

Alverno's facility lady is misinterpreting the fire code. My brother is a fireman. He says the manager was probably told the doors must stay unlocked. That is code. Please show me where the fire code says the doors to a building must stay wide open for events like the Villa's.

I get that guests want to pregame before a no host bar but do it somewhere else and take your trash. There are people who walk by my house on Sunday mornings. I have to get up early after a wedding to check for and pick up the bottles and trash so no one thinks it's me or my buds.

I can see the glow of the lights of the Wilson lot are not off at 10 or 10:15 for many weddings. I can hear the workers cleaning up and carrying on loudly with each other. Or they are driving in and out through the campus. The trucks or

maybe they are busses can be heard backing up and beeping. There is no respect for the quiet of the neighborhood surrounding the mansion when they close up.

There are a ton more weddings like every weekend as of late. I haven't decided if the party busses are a good thing or not. They drive back and forth and back and forth with like 3 people in them. It's just noisy. Or they sit running their diesel engines and playing their own tunes waiting for the party to break up. There needs to be a condition for that. We never use to have these massive busses to deal with but it is less drunks on the road.

I have not received quarterly mailings. The school website is not easy to navigate on my phone or not up-to-date. The "new" 3rd party guard company we waited for months to call regarding the rentals is not new. It's the very same firm the school has used to guard the school gates for the last 3 years. It's the same dude that used to sit in a chair blocking public access on the Wilson sidewalk during the school day. How is that a unbiased 3rd party and not a conflict of interest?

The guards are supposed to read all of the conditions and then sign that they agree to uphold them. They are not doing their job. Please find someone else.

Ultimately Alverno is responsible for what goes on. Not much has changed except the crowd noise and music from the year prior. It gets louder with the new allowance to dance outside.

Congratulations to Katie and David, or Danny and Nya, but if the toasts need to go on and on they should not be so loud. They are outside with amplifiers or if they are inside we can tell the doors are wide open. How can this year not help but be louder than before?

The drunker the party gets the more obnoxious the DJ and crowd noise. The guests should have a good time but keep it inside the Villa like other wedding venues, install noise absorbing material, hire a true security firm that knows crowd control and has a working phone with voicemail. Give us a portal on the city website where we can document issues. We don't want to call our police and use city resources for this business. It's a Planning Commission land use and environmental (noise) issue. And for goodness sakes please bring the dancing back inside like the old rules.

There haven't been any films to comment on. Probably too many weddings and games.

A reduction in the noise from the music, the toasts, the Dj, and the bass would be the most appreciated response to this last year of Villa rentals behaving in a manner that the neighbors have had to suffer through. Thank you for the opportunity to address some of the issues I have with the Villa. I look forward to some changes.

Thoughtfully submitted for your consideration,  
Martin Ericks  
Sierra Madre resident

## Joseph Nosrat

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**Subject:** FW: Public Comment on Alverno/Villa CUP review hearing

**From:** Janis Savoie [mailto: [REDACTED]]

**Sent:** Sunday, October 15, 2023 1:22 PM

**To:** PlanningCommission <PlanningCommission@cityofsierramadre.com>

**Subject:** Public Comment on Alverno/Villa CUP review hearing

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

Dear Commissioners,

We are residents and property owners at [REDACTED] in Sierra Madre and would like to share some concerns about the status of the CUP for the Alverno Villa.

1. We firmly believe that this CUP has not been adequately tested since, according to the Alverno website, of the 24 non religious events listed, only 5 of them were booked after the CUP was put into place. That means, to our understanding, that the rules for the new CUP were not enforceable for the other 19 events. At a community meeting in October, when questioned about how the neighbors were to know what was being enforced, we were told that items that were not in the contract but that were part of the CUP were being enforced. However, when a blank copy of the rental agreement for the Villa was requested, it was refused as being proprietary information. At this point, the neighbors honestly do not know what applies and what doesn't for many events.
2. When the CUP was approved last October, Alverno staff members assured the Planning Commission and the City Council that only a few weddings were already booked that needed to be grandfathered in and not subject to the new CUP. 19 events is more than a few. This is an instance where neighbors rightly are concerned whether Alverno is being transparent with the city.
3. In the CUP, the purpose of the event monitor was to allow independent observation of the events because it became clear to everybody involved that there needed to be a buffer between the school and the neighbors that was impartial. However, that is not what has occurred. The event monitoring started off poorly when the monitors would not answer calls or calls went to a voicemail that was not set up. In a neighbor meeting, this was discussed with Alverno and somewhat rectified. The security staff do not answer the calls in a professional manner, do not ask for neighbor information, and simply take the matter to Alverno staff. This is exactly what we were told on October 14th when a noise complaint was called in to Emmanuel. We were told Andrea would handle it. This makes it very clear that the monitor is not independent of Alverno staff. We would ask the planning commission to amend the monitor report and require that its submission be purely by the monitor without involvement of Alverno staff.
4. The last neighbor meeting was very sparsely attended. This is honestly not because the issue is resolved but, rather, because many neighbors are fed up with the hostile treatment from some Alverno staff, which is not conducive to productive conversation, mutual understanding and potential compromise during community meetings. It does seem that the neighbors and Alverno agree on one thing: That Alverno has lost any trust they might have built in the neighborhood.

Overall, we urge you to direct City Staff to administratively amend the Event Monitor Checklist. The checklist should be completely independent of Alverno and filed directly to the city and Alverno by the monitor without

the oversight of the Alverno Director of Facilities or any other staff. We also respectfully request that the annual monitoring meeting for the Alverno CUP by the Planning Commission continue for at least one more year so that the effectiveness of the CUP and the independent monitoring process can be fully tested.

Thank you for your time and consideration,

Paul and Janis Savoie

## Joseph Nosrat

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**Subject:** FW: Alverno Annual Conditional Use Permit Review

**From:** Mike Adams [mailto: ]  
**Sent:** Wednesday, October 18, 2023 5:35 PM  
**To:** Public Comment <publiccomment@cityofsierramadre.com>  
**Subject:** Alverno Annual Conditional Use Permit Review

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

Dear Planning Commission,

My name is Michael Adams, a voting Sierra Madre resident who is active in our local government. I have been to city meetings in the past for the Monastery Plan issues, sharing the Memorial Park tennis courts with my fellow pickle ballers, and of course, the Alverno conditional use permit. I know that my opinion is important and that my vote counts.

I have lived on Highland Avenue near Mountain Trail for many years. I am unable to attend Thursday night's Planning Council Meeting but would like to provide public comment, via written email, relevant to **AGENDA ITEM 1. ANNUAL REVIEW OF CONDITIONAL USE PERMIT 22-03 (CUP 22-03) FOR PRIVATE RENTAL EVENTS AND FILMING AT THE VILLA DEL SOL D'ORO LOCATED AT THE ALVERNO HEIGHTS ACADEMY CAMPUS ADDRESSED AT 200 NORTH MICHILLINDA AVENUE.** I'd like to lend my support to the Alverno neighbors with this email. Although my girlfriend is one of those neighbors, and I'm probably biased, I don't think I'm being unreasonable in my feelings towards the school and the negative impact they create on the lives of their neighbors.

It's deeply disturbing that I must write a this letter to the City about Alverno School and the behavior of their staff, security and wedding goers. Sierra Madre is my home and I don't intend on leaving anytime soon. I feel it is my duty to say something before this gets any more out of control. My girlfriend lives on W. Highland across the street from Alverno School. We've been together for a few years now and I've absolutely been impacted by Alverno's noise and traffic. I spend much of me free time during the weekends at my girlfriend's house and must endure the annoying sounds of weddings nearly every weekend. I can actually hear the names of the bride and groom when the DJ introduces them. I can easily recognize the songs that are being played and hear the guests singing along. We sometimes have to speak louder in my girlfriend's living room and backyard just to hear each other over the music and loudspeakers. I know that partygoers are parking on Highland because nobody ever parks there and sometimes, I have to search for street parking on Friday and Saturday nights. I love music as much or more that the next guy but this is too much!

On Saturday, October 14<sup>th</sup>, my girlfriend had her annual birthday gathering. Almost exactly one year ago (October 1, 2022), I wrote a similar letter to the city complaining about the Alverno noise level and wow, no changes since then! I got to my girlfriend's house around 5 pm and when I arrived, I could clearly hear the mariachi band, especially the trumpet. I heard a man on a microphone singing a song in Spanish. He sang a couple more songs and then a woman sang even louder! I could clearly hear people cheering and whistling from my girlfriend's kitchen. I could feel the vibration from the beat of the music. The noise was absolutely unacceptable and affected everyone's enjoyment. We could not play our own music or have pleasant



conversations. My girlfriend called the police and Alverno security but they said it was within the sound code. I have no idea if it was within the Sierra Madre code but it was certainly a nuisance. It was completely distracting and intrusive and I don't think anyone should be subjected to this. It's really awful for the Alverno neighbors and when others visit. Please, we implore you, do something about this once and for all!

Regards,  
Michael A. Adams

October 19, 2023

*Comments sent to [planningcommission@cityofsierramadre.com](mailto:planningcommission@cityofsierramadre.com)*

Re: Agenda Item #1 ANNUAL REVIEW OF CUP 22-03 FOR PRIVATE RENTAL  
EVENTS & FILMING AT THE VILLA LOCATED AT THE AHA CAMPUS

AKA the “How’s it going?” meeting



Dear Commissioners:

Mr. Tom Denison, Mr. William Pevsner, Mr. Yong Yoo, Mr. Patrick Simcock, Ms. Christine Moran

We appreciate the opportunity to revisit how it is going with the Villa’s CUP since 10/6/2022. We just went through another year of hoping that something would be different with Villa rentals. It is worse. There was no filming that took place on campus to comment on. Our family wants to move on from these matters.

The neighbors have been adversely impacted by the intensely noisy change in the High School to a K-8. We asked for an EIR. The new ways the campus was being used by the K-8 differed greatly from the way the High School use. We felt Commissioner Hutt summed it when it came to the inadequacy of the commission to address the uses and the impact of noise on the neighbors. He asked good questions. We felt the intentions of the Planning Commission were good. Unfortunately we felt forced to appeal the final school CUP because of the intensely noisy impact it put upon our neighborhood was not addressed or conditioned. We are happy with the outcome. Regulation sport courts are in AHA’s future and that makes parents happy.

Commissioner Hutt accepted one of the neighbor’s invite to observe a very noisy wedding at the Villa. He was able to experience first hand what the neighbors had been complaining about for years. Many neighbors spoke or submitted comments regarding the intrusive noise and other impacts party rentals at the Villa was having on their lives and families. The school uses the Villa for school events, and classes so there really should not have been two CUPs. To do so was the very definition of piecemealing under CEQA to make a land use appear to be less impactful than it is. Sadly the opportunity to appeal the Villa CUP has come and gone but the impact remains significant.

We are going to miss Commissioner Hutt and Spears. Mr. Hutt spoke at one of our city council appeal hearings to give background on the CUPs. He admitted the Planning Commission did not feel qualified to address noise when considering the 2022 request to expand Alverno. He said the commission felt their job was about building, aesthetics and the like. Under CEQA that is not true.

Noise and it’s impact are an environmental issue. The Villa rental noise has never been mitigated. It’s been a year and we are back asking that the CUP be amended to stop the noxiously noisy weddings and other rentals. We have no idea how Alverno’s facilities manager or the later monitor got the numbers they did in their noise readings for their Attachment C. The City Council

ruminated on how “anyone can take a noise reading when there is a lull in the activity” at their August 2023 meeting to review the noise code.

*Please consider the following recent court cases in regards to NOISE, PARTIES, CROWDS, ENVIRONMENTAL IMPACT, WEDDINGS and our request to amend the Villa CUP:*

*\*“Noisy neighbors are still considered a source of harmful pollution in California. Earlier this year, a state appellate court blocked a proposed housing development for some 1,100 UC Berkeley students, partly on the grounds that the state’s marquee environmental protection law requires the university to **study and mitigate the potential. ‘noise impacts from loud student parties’**. That was a new interpretation, and an expansion, of the California Environmental Quality Act, aka CEQA.*

*The same thing is happening in Los Angeles. In the recent ruling, California’s Second District Court of Appeal swatted down a City of Los Angeles decision to fast-track the construction of a private developer’s housing project. The court sided with neighborhood groups who argued that the student tenants they expect to occupy the project would likely **party on the rooftop decks, creating “significant noise impacts”** and thus required careful study under the state’s signature environmental law. The Los Angeles court decision cited the earlier UC Berkeley ruling, noting that **state environmental regulations must take into account “crowds of people talking, laughing, shouting, and playing music that disturbs neighboring residents”***

*The California environmental law has long considered ‘noise’ a potentially significant environmental impact. Amy Minter, a partner at Carstens, Black & Minter and one of the lawyers challenging the Los Angeles development, noted that **a 2015 court held that human noise and music generated by a wedding venue “may have significant noise impacts on surrounding residents” that require environmental review as the judges wrote.***

*The February UC Berkeley ruling **cited that wedding venue case** in its argument that **human noise of future tenants is a kind of pollution that campuses and cities must remedy.**”*

*“The Supreme court also ruled that the university “failed to **assess potential noise impacts from loud student parties in residential neighborhoods near the campus, a longstanding problem that the EIR improperly dismissed as speculative.**”*

*\*<https://tinyurl.com/st8h2jsy>*

We are not recommending quashing a housing project for students or all rentals at the Villa. We do want the noise pollution coming from the Villa weddings remedied. The neighbors are fed up

with years of the city not enforcing the noise code and it's subset of conditions along with the the meager conditions in the CUP. Some of the conditions need amending, and others should be removed while other's need to be strengthened. **The Villa venue should not be holding rentals outside because AHA has shown they cannot mitigate the bass driven music or toasts. The Villa needs permanent sound attenuation and to keep the doors closed, NOT locked, but closed.** We didn't move next to a club or a film studio and we are tired of the noise impact complaints being dismissed as no big deal. *Please accept what I have until my computer comes out of the shop*  
***Attachment A Noise Readings & Images PDF***

We hired the same noise firm the city used to work on the Sierra Madre housing component of the General Plan. We asked MDacoustics to review the Villa noise studies done in 2022. We disagreed with CDSA (AHA's noise consultant) findings. It was the Planning Commission who first noted the baseline's used were way out of line. It was not our city code the guy was using. The baselines numbers CDSA used come from a 1998 lawsuit brought against Alverno by Pasadena due to the problems wedding and film rentals were having on their homes. CDSA should have used Sierra Madre's noise code. He privately admitted he didn't know the West side of Michillinda was Pasadena and not Sierra Madre. He should have corrected his error but did not. *Please see*  
***Attachment B 2022\_08 31 Peer Review\_Villa noise & C 2022\_09 02 MDAcoustic email re AHA noise analysis***

We feel the agenda is misleading when it comes to CEQA and not needing studies. The Villa already has noise studies and they found significant impacts. In 2010, the EIR noise studies included a school dance and a wedding rental held at the Villa. In the 2010 Environmental Analysis "Dances held at the cafeteria or the Villa generated the highest levels of noise on campus. The highest noise levels measured occurred during the hours of the dance, 8:00 PM to 11:00 PM." Dances and weddings were often closed unlike the current weddings which leave the doors open.

"The California Environmental Quality Act (CEQA) requires that agencies certifying an Environmental Impact Report (EIR) or adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval. This Mitigation Monitoring and Reporting Program (MMRP) has been developed as a tool to monitor mitigation measures and conditions of approval outlined in the Alverno High School Master Plan Final MND.

The 2010 studies included the impact on both, Pasadena and Sierra Madre unlike the 2022 Villa Noise studies. CDSA would not consider the impact the Villa rentals would have on Pasadena. MDacoustics stated that while Sierra Madre had no jurisdiction over Pasadena, it does have a duty to not create an environmental impact when creating the a CUP for the Villa

Working off of the following MND which can be found on the city website under Alverno.  
May 2011 Final MITIGATED NEGATIVE DECLARATION for Alverno High School Master Plan  
Pages 190 & 191 Table 2-1 Mitigation Monitoring and Reporting Requirements

### 3.12 NOISE Mitigation Measure

*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*

### 3.14 PUBLIC SERVICES (Police Protection)Mitigation Measures

Alverno High School **shall retain the Sierra Madre Police Department for traffic control assistance when special events** in the multipurpose building are expected to be at or near full capacity, **generate loud music** at the multipurpose building, **include visitors**, and/or end after 9:00 PM, such as but **not limited to school dances**, school and/or City sponsored receptions, and graduations. Alverno High School shall be responsible for the cost of the officer(s) time.

*Copied from MND Alverno\_May\_2011 pages 190 & 191*

The conclusion we are trying to make is that the Villa be it school dances or a wedding, the **noise was to be found significant enough to warrant mitigation measures in the final 2011 NMD**. Events with music could be held in a newer constructed multipurpose building but there was a **demonstrated need for mitigation** when it came to noise from music. The significance will be greatly reduced by **“keeping the doors and windows closed”**. There is no mention of fire code requiring doors to be left open as we are told the Villa MUST DO. It's actually the opposite. Knowing these measures were arrived at by conducting EIR (Environmental Impact Report) then the Villa is already shown that having the doors open creates a noise issue.

## NOISE IS AN ENVIRONMENTAL ISSUE - thoughts on remedies

- ◆ Sanction Alverno for how they handled the last year of rentals. Lack of transparency.
  - ◆ All events count from 10/6/22
  - ◆ The Villa needs to mitigate the noise it projects onto the surrounding residences from the dancing, the crowd and other noise by several means.
  - ◆ require the doors be shut (not locked) at all times,
  - ◆ the dancing goes back indoors as well the amplified toasts,
  - ◆ The phone needs to be working and answer it
  - ◆ Find a real 3rd party monitor
  - ◆ Set up a portal so that incidents can be noted. There are issues the monitor or police do not need to be, did not see, or cannot resolve
  - ◆ Count ALL rentals, even if the rental is liturgical. The other conditions can still apply and it's not a restriction of a RLUIPA. It just means your ceremony religious or not can not rise to the level of discomfort because of noise. All music needs monitoring.
  - ◆ All events should be counted from 10/6 forward each year.
  - ◆ There must be a break on the rentals. NOT every weekend can be booked like it was in September or the spring where it was 6 weekends in a row of rentals.
  - ◆ Require Alverno's amp and mic be used for toasts (inside), Speakers facing inside. Install a kill switch on it so that when it rises to 80 db at 25' which is plenty loud, it will shut down, then have to wait a very short period and it can be used again.
  - ◆ Align the practice for taken a noise reading with the city of Sierra Madre. No more than 80 DB at 25' from the source.
  - ◆ Let a neighbor shadow occasionally to do sound readings or watch
  - ◆ Put a moratorium on weddings and rentals until this is done and prove effective to mitigate noise
- 3.6 Sound dampening measures shall be provided to mitigate event noise including talking, cheering and singing. Such measures will be implemented NOW**
- ~~Additional artificial sound barriers shall be provided to dampen noise when windows and doors of the Villa are open.~~ Demonstrated it can't be done when windows and doors open,
- ◆ Invite fire chief to go over fire rules. Why is facilities manager always saying the doors must remain open. We know from the 2010 Negative mitigation that the building MUST close the doors and windows to mitigate noise. They don't require that they be locked
  - ◆ Rentals and filming must take place in the Villa no more outside tents, maybe a ceremony only but then it moves inside for dancing like other venues.
  - ◆ Highland gate should remain open for safety of the guests (consider a natural disaster and if everyone tried to go out the Michillinda parking lot?)

- ◆ Even if the noise level at the property plane does not rise to 70DB per the CUP then there is a subset of 11 well defined standards of violations that law enforcement, or the monitor should defer to. These standards can be applied to the definition of noise nuisance when a resident calls the monitor (if they answered) or the police. Enforcement can be requested when it unreasonably disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the immediate area around the Villa.
- ◆ Quarterly calendars should be in violation if not posted prior to the calendar. These events are booked months in advance. AHA does not have to wait to post a rental they know will occur in 5 , 6 or more months.
- ◆ Offer option to email neighbors calendars, notices, etc. who would rather do that than get snail mail. Save \$
- ◆ Events end at 9PM like other wedding venues. Concerts in the park aren't allowed to
- ◆ Guards must direct cars to use the Highland exit gate.
- ◆ Someone should be directing traffic
- ◆ The second part of condition #3.7 has no bearing on the Villa rentals. This is a Villa CUP not a school CUP and this part should be stricken from here.

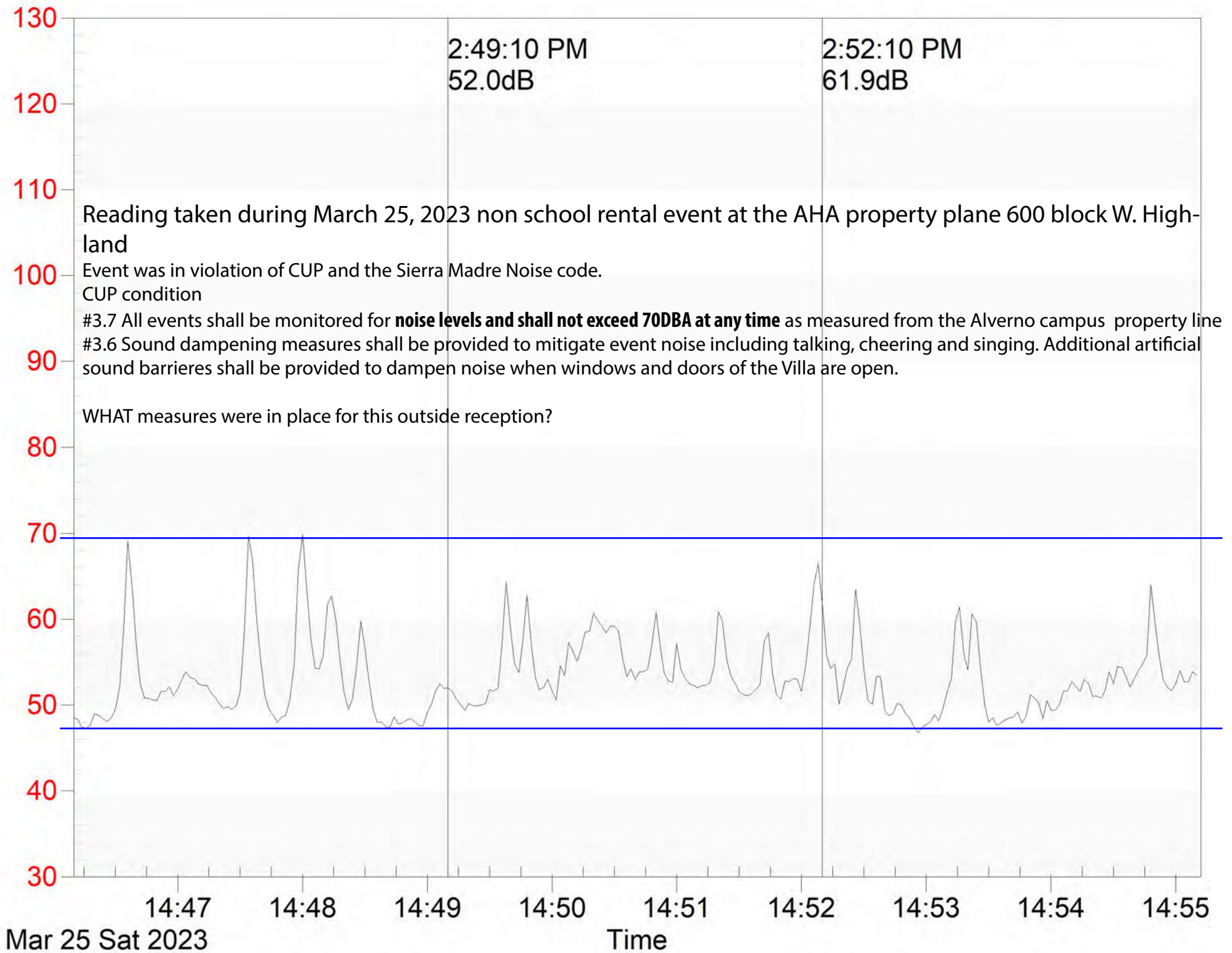
*“Should Chapter 9.32 of the Sierra Madre Municipal Code be amended in such a way as to create noise standards for schools or institutional uses, all events shall not exceed the lower of 70 dBA or the amended noise standards.”*

Thank you for your consideration and hope fresh eyes will bring new ideas on how to address this matter.

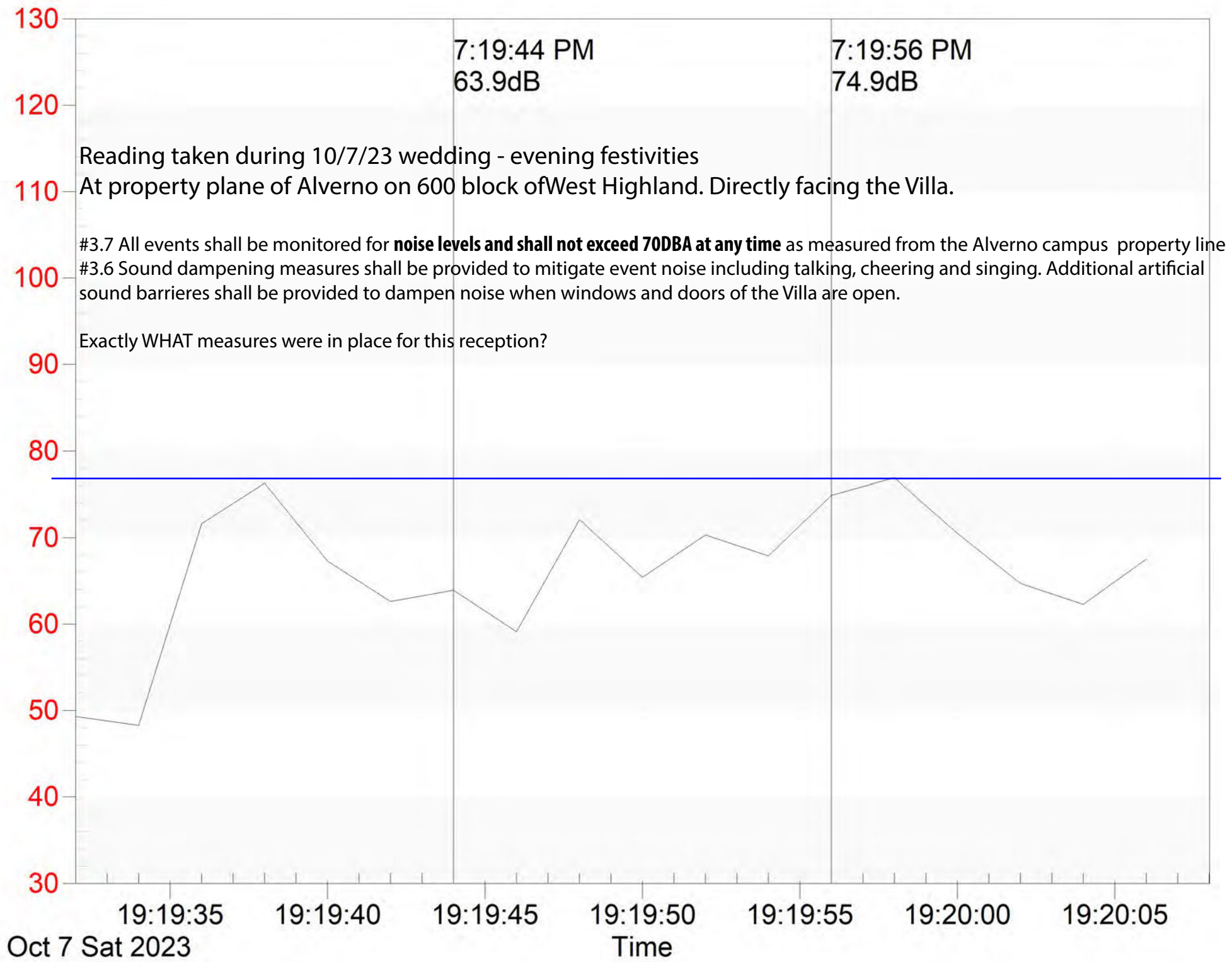
Yours,

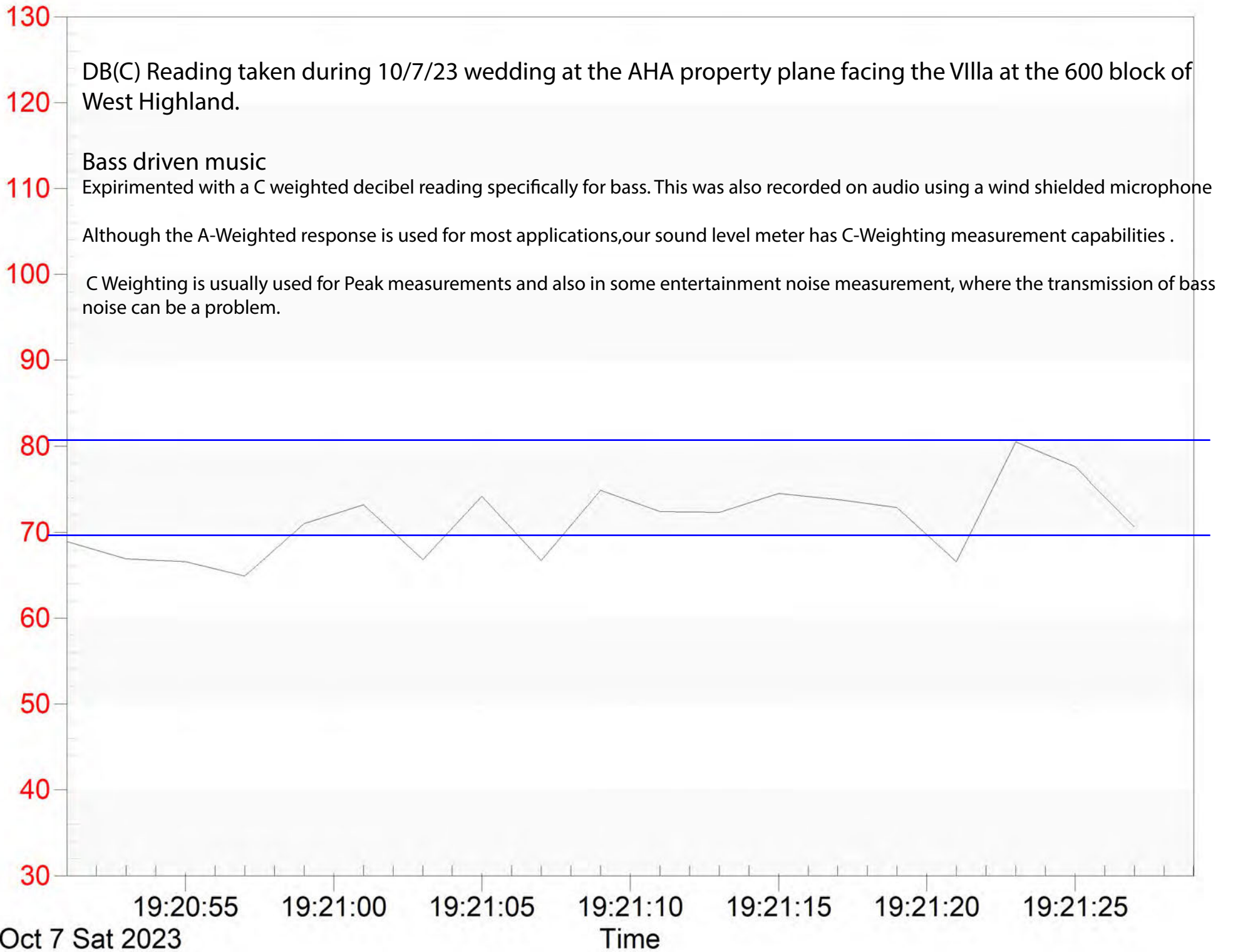
Kristin Stephens

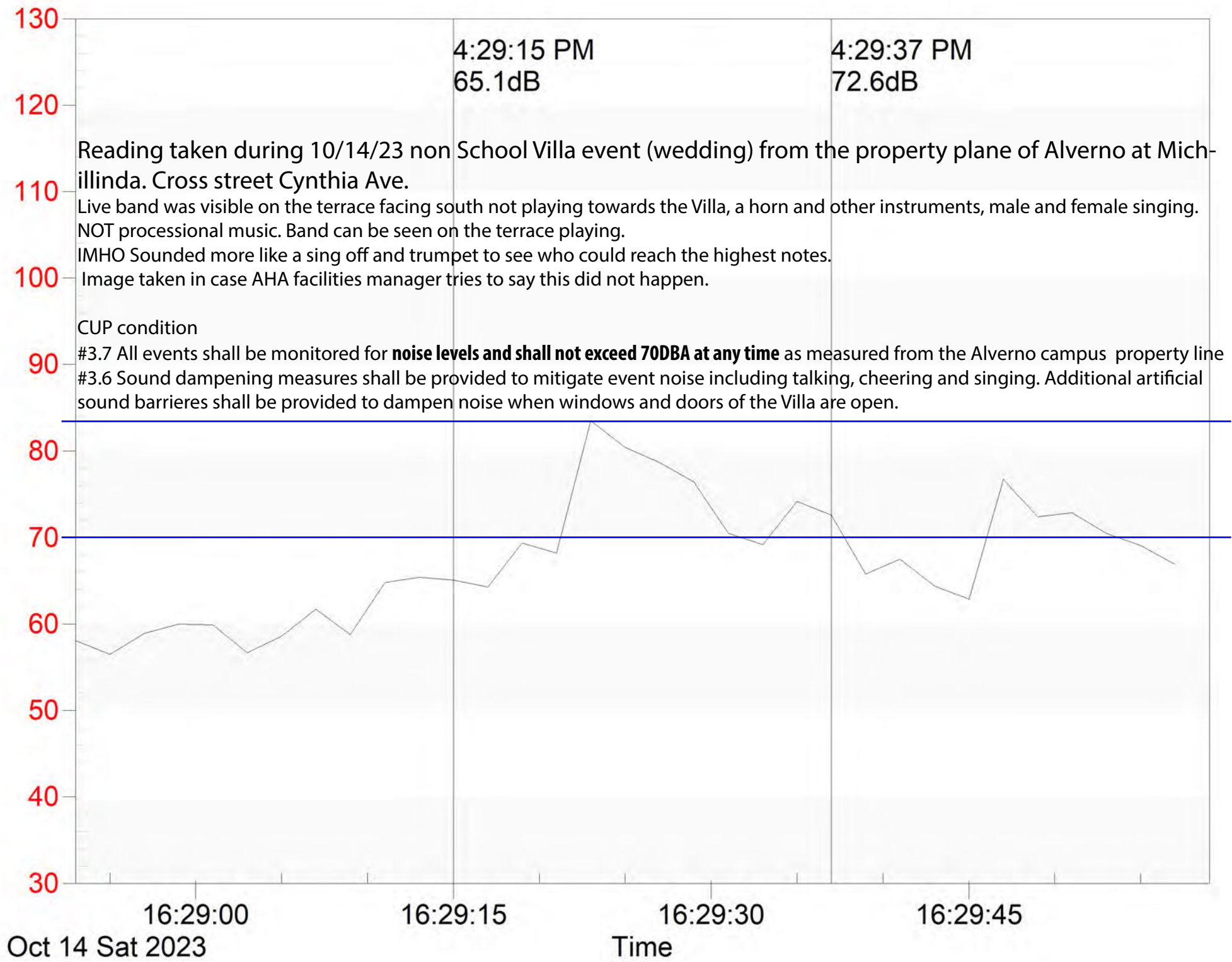
P.S. Every noise reading was taken using a calibrated REED data logging sound level meter instrument using a wind screen. Quick-responding triple-range sound level meter with backlit display, analog bar graph and built-in memory to save and produce data logs. With the exception of measuring bass we were instructed by our noise consultant to use the "A" weighting scale and the meter response with the function set to slow. The same as the Villa's monitor should be doing

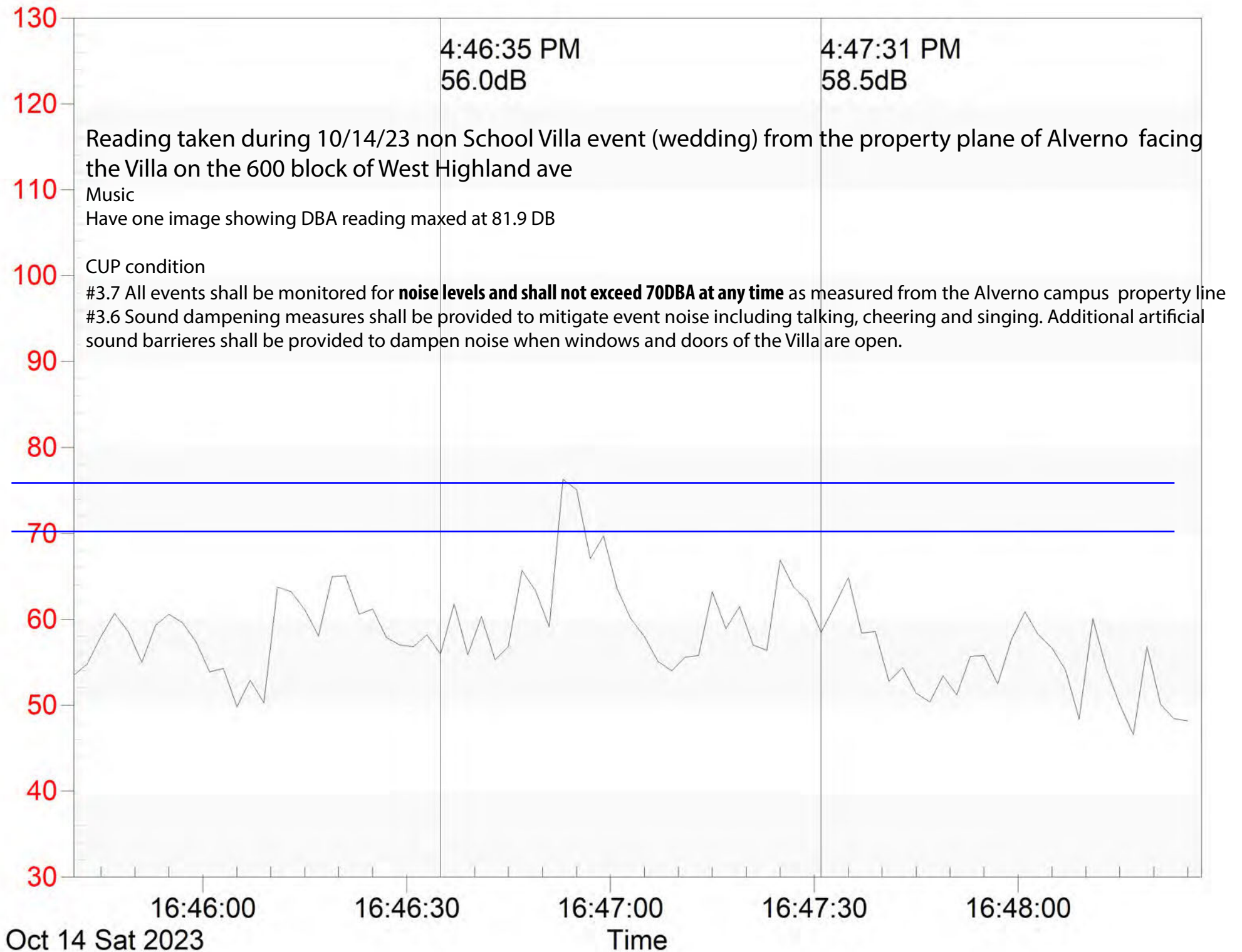


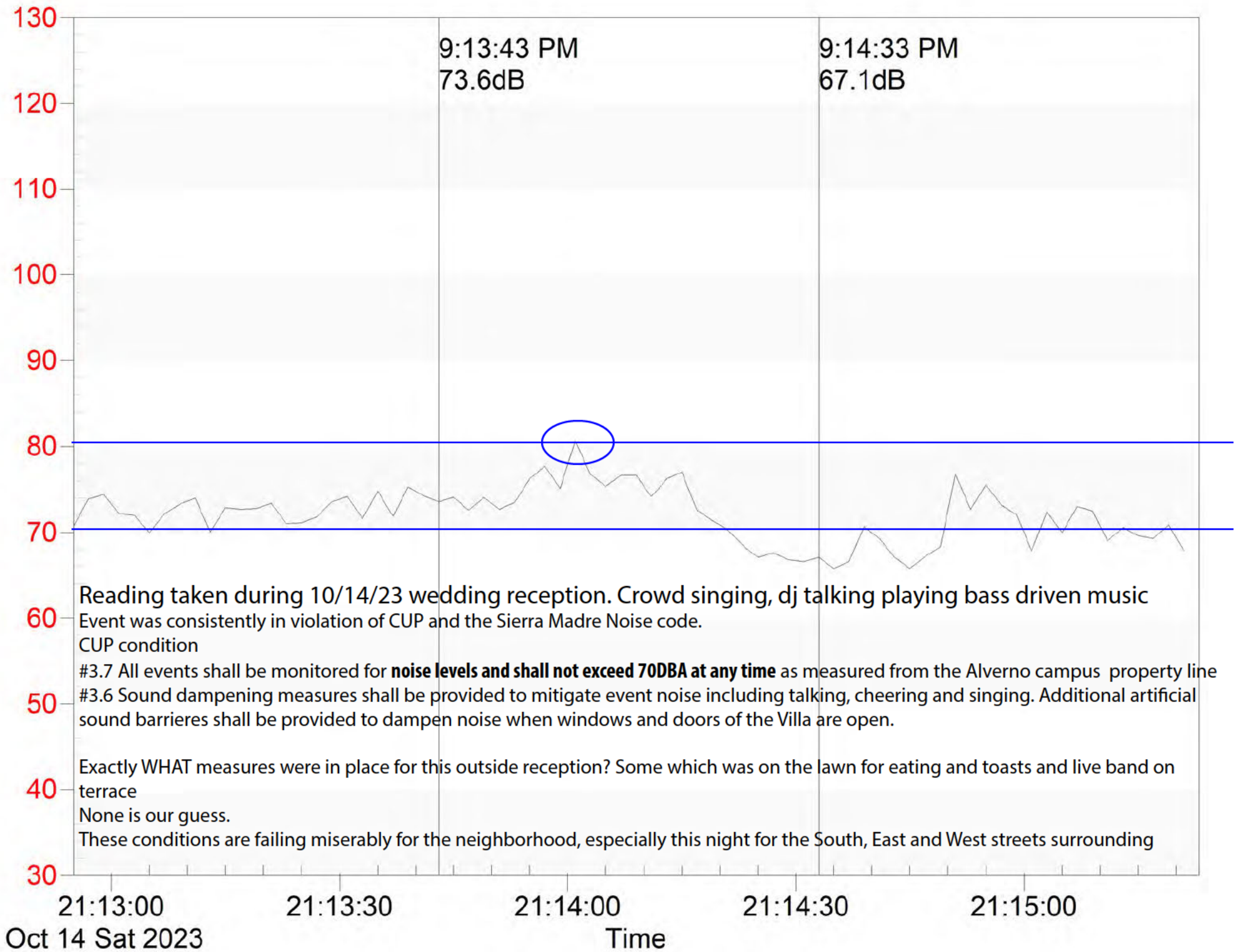


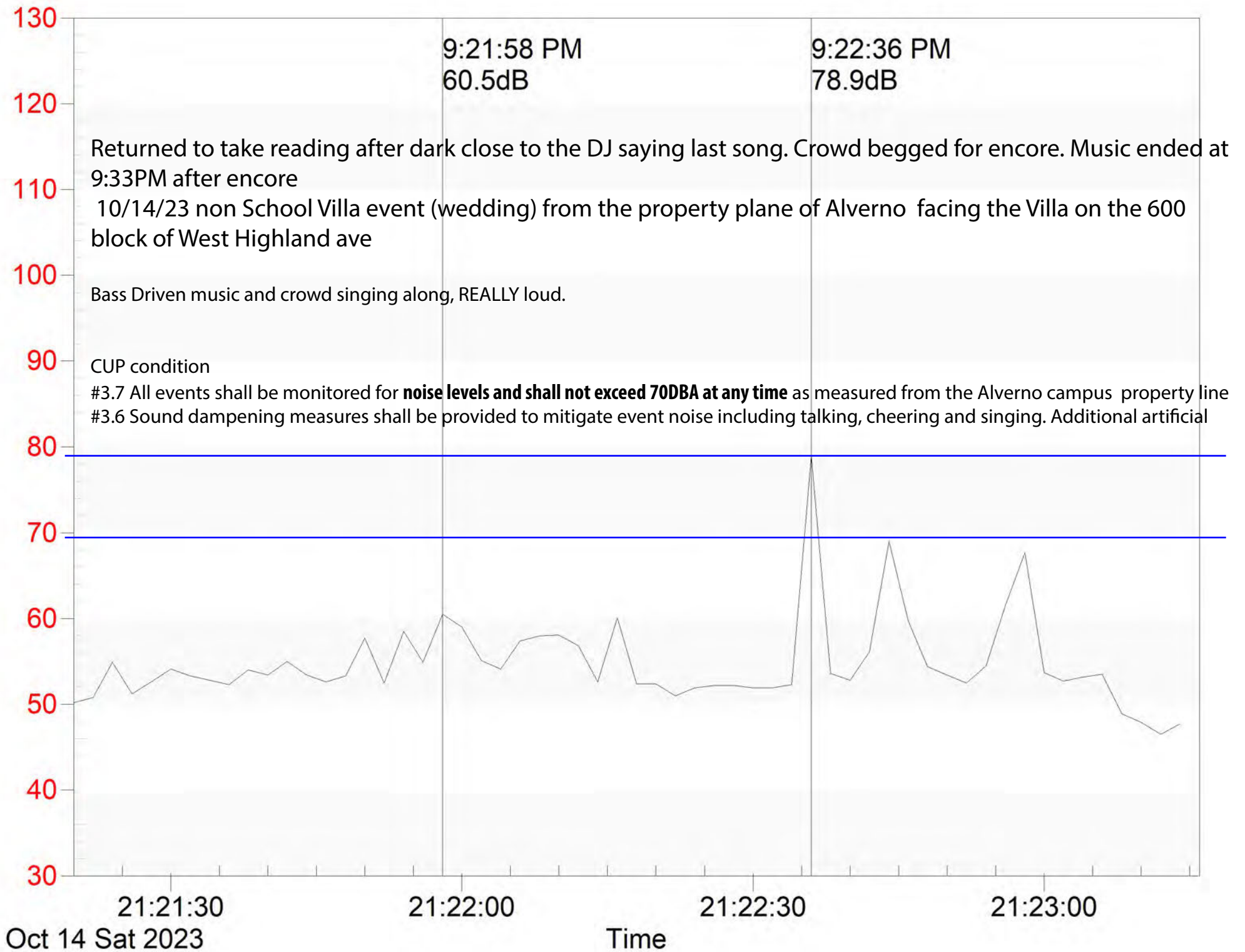
















In front of  
Villa  
Highland



Wilson

10/14/23  
Villa  
Wedding  
Outside



9:11 PM



BASS DBC  
9:15:55 PM



9:27:45Pm





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](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 2<sup>nd</sup> 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 26<sup>th</sup> 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

#### 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
- 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

**From:** Claire Pincock c a r e@MDacoust cs.com   
**Subject:** AHA noise analysis Peer Review  
**Date:** September 2, 2022 at 11:41 AM  
**To:** p ann ngcomm ss on@c tyofs erramadre.com



Kristin indicated that you may not have gotten my letter reports, so I'd like to send these directly to you. I am very experienced at providing peer reviews in Southern California and especially in the area of Los Angeles County.

We typically don't take on projects like these because they don't pay much and often take a lot of time. We've frequently broken even or lost money. However, I made an exception here after I saw the CSDA studies. 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 intent on seems to be a 70 dB hourly average just outside the Villa, although I imagine in 1998 they had an analyzer 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 the complications of taking ambient levels and going onto the residential property. These measurements are not meant to supersede the code and are NOT city law or ordinance. 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 guidelines are 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 feet from the sound source (in the case of a speaker) as outlined in the municipal code (9.32.060(A) - Specific except on provisions). No more specific guidelines and extra, confusing noise measurements, 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. These 80 dBA limits are 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		

	Sun. and Holidays:	6 PM to 10 AM	-	• 8 dBA Above Ambient
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, representing the overall traffic noise level in the area. My final concern in the meeting was his statement that city day time 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 carry any questions you have.

Best,  
**Claire Pincock**, Member NCE USA  
 Consultant MD Acoustics LLC  
 Office 208 881 0431 | Cell 208 390 9178  
[claire@mdacoustics.com](mailto:claire@mdacoustics.com) | [www.mdacoustics.com](http://www.mdacoustics.com)



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 Review\_Villa.pdf



## 2. Mitigation Monitoring and Reporting Program

**Table 2-1  
Mitigation Monitoring and Reporting Requirements**

<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>
requirements pertaining to roofing, roof and attic vents, eaves, fire-resistive walls, fire-resistant exterior windows and glazing, exterior doors, decking, protection of underfloor and appendages, and accessory buildings.				
<b>3.12 NOISE</b>				
14 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.	Project Applicant and Construction Contractor	During project construction	City of Sierra Madre	
15 The construction contractor shall not operate vibration-intensive construction equipment/activities, such as jackhammers, large bulldozers, scrapers, excavators, or vibratory compactors, within 25 feet of the Villa de Sol d'Oro unless vibration levels from such equipment do not exceed 0.12 inches per second at the structures.	Project Applicant, Historic Resources Specialist, and Construction Contractor	During project construction	City of Sierra Madre	
<b>3.14 PUBLIC SERVICES (Police Protection)</b>				
16 Alverno High School shall retain the Sierra Madre Police Department for traffic control assistance when special events in the multipurpose building are expected to be at or near full capacity, generate loud music at the	Project Applicant	Before and during events in multipurpose building expected to have capacity attendance	City of Sierra Madre	

## 2. Mitigation Monitoring and Reporting Program

**Table 2-1  
Mitigation Monitoring and Reporting Requirements**

<i>Mitigation Measure</i>	<i>Responsibility for Implementation</i>	<i>Timing</i>	<i>Responsibility for Monitoring</i>	<i>Monitor (Signature Required) (Date of Compliance)</i>
<p>multipurpose building, include visitors, and/or end after 9:00 PM, such as but not limited to school dances, school and/or City-sponsored receptions, and graduations. Alverno High School shall be responsible for the cost of the officer(s) time.</p>				
<b>3.16 TRANSPORTATION AND TRAFFIC</b>				
<p>17 Before issuance of the first building permit for the project, the project applicant shall submit evidence to the Director of Development Services of the City of Sierra Madre that the project construction drawings have been modified to show an additional driveway, for a total of two driveways, from Michillinda Avenue into the Michillinda parking lot.</p>	Project Applicant	Before issuance of the first building permit for the project	City of Sierra Madre	
<p>18 At least four months before issuance of a building permit for either the multipurpose building or the soccer/softball field, the school shall request approval from the City of Sierra Madre for restriping the westbound approach of the intersection of Highland Avenue at Michillinda Avenue to provide a right-turn lane and a left-turn lane. Upon approval by the City, the restriping, curb painting, and maintenance on a regular basis shall be financed by the school.</p>	Project Applicant and City of Sierra Madre	At least four months before issuance of a building permit for either the multipurpose building or the soccer/softball field	City of Sierra Madre	

## Joseph Nosrat

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**Subject:** FW: Item #1 review Alverno CUP 10/19/23

**From:** Lacy Stephens [mailto: ]  
**Sent:** Thursday, October 19, 2023 9:57 AM  
**To:** PlanningCommission <PlanningCommission@cityofsierramadre.com>  
**Subject:** Item #1 review Alverno CUP 10/19/23

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

Dear Planning Commissioners,

The general plan states:

The fundamental principle behind the land use policies of the General Plan is to maintain the existing low-density village character of Sierra Madre in the same urban development pattern that exists today.

The Sierra Madre general plan is for ALL of Sierra Madre. The Gurhardy Heights neighborhood is no different from any other R-1 neighborhood in the city. We do not accept that our neighborhood should put up with a noisy use because Alverno demands we should. The excessive wedding rentals severely impact our area from experiencing the same village atmosphere other neighborhoods are cherishing

Please amend the Villa CUP so it is more equitable for the neighbors who don't deserve to have their ambient levels of noise raised.

It is a conflict of interest for Alverno to hire their previously subcontracted employees to monitor the rentals as a "3rd party monitor."

The facility reports in the agenda have grossly under-reported incidents.

The monitors have failed to abide by the CUP and they signed a contract saying they would.

Attachment C in the agenda made me laugh. If those were the noise levels then neighbors would be delighted to not go through the hassle of proving what they have experienced in the failure of the Villa CUP.

There have been late night exits far past 10:15.

I disagree with the facilities manager or anyone who advised them to not count the weddings from 10/6/22 through 12/2022 as if they never happened. They were some of the worst weddings in terms of nearly getting hit by a catering truck who didn't stop when leaving the Michillinda parking lot. Or other cars to for some reason race down Wilson to get to the Highland gates  
Can we get more of the end of the night noise so we are very aware of when people are still in the parking lot.

It was not a trial period.

I believe there are no complaints to security because they never picked up their phone.

The facilities manager has had a propensity for throwing shade and sometimes a frivolous restraining order at neighbors that get tossed out of court. I am wondering if there is some proof of these "Grandview neighbors" she is accusing of "trying to gain access to the property." It couldn't have been my parents as they were in the middle of their appeal and not around.

The only Grandview neighbors who would have entered the property would not have done so for nefarious reasons. One has attended events because their nieces use to go to school there. Our other neighbor has 2 children who attended the K-8 last year.

Why the need to write such cryptic nonsense?

This is what the neighbors have to deal with - fabricated reports and bullying for wanting to enjoy their homes in peace.

Commissioner Spears addressed the parents and AHA staff who showed their lack of respect for the neighbors right to speak publicly during a Planning Commission meeting. It appears to have little effect.

Ms. L. Stephens Sierra Madre resident

## Joseph Nosrat

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**Subject:** FW: AHA's one year check up

**From:** Carolyn [mailto: ]

**Sent:** Thursday, October 19, 2023 11:53 AM

**To:** PlanningCommission <PlanningCommission@cityofsierramadre.com>

**Subject:** AHA's one year check up

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

To the members of the Planning Commission:

Tonight, you are going to discuss whether your "experiment" in allowing AHA to continue with their weekend events with your new stipulations and the advent of the legacy weddings. I suggest to you, on behalf of my family and those of us who live in Upper Hastings Ranch neighboring on Michillinda, that it has indeed failed. Compounded with the noise from the weekends, AHA is an incessantly noisy school with traffic, that has been discussed at numerous times at Planning meetings, but not resolved by the school. So, for us, AHA is a 7 day noise machine.

But, let's talk about the weekend events. How many of you actually have checked the city website and driven by one of the events on their schedule? I know that Mr. Hutt has because he mentioned that at one of the meetings. Anyone else? Thank you Mr. Hutt or anyone else who did their homework. He mentioned how loud it was. Can you imagine if you hear this on a weekly basis because you are a neighbor? That's what WE live with in Pasadena. I have lived in my house for decades. There has never been such noise from Alverno's weekend weddings and other events, as there has been in the last few years, in spite of all of the tweaking you have done. Why aren't they being sanctioned? Why are they being stopped?

Here are some of my own notes from my family and myself and from my neighbors along Michillinda or even further into the Ranch:

- 1) Weddings can be heard as far down as Cynthia and Valley View when we are walking our dog.
- 2) My family and I have called AHA's security numerous times, NEVER to be picked up by a security guard and no way to leave a message.
- 3) Because of this, we have been forced to make over 15 phone calls to the SME police department this year.
- 4) I have also called the Pasadena Police Department. Over, an upcoming break, I will be speaking with a few of our officers about what can be done about the sound emanating from SME. Sound travels as you know.
- 5) People are always outside on their terrace, screaming or chanting. We hear toasts and other things. Sometimes, the sound from a microphone when they are toasting is easily heard - every word!!!! Some of these go on and on. We should not be able to decipher what is being said, how they met, got engaged, etc. It violates Pasadena and Sierra Madre noise code under the subsets of additional violations.
- 6) We hear a lot of noise either going into or coming from the Michillinda gate. Not sure why that is, but we do see and hear movement from that.
- 7) Young people who might be serving that evening, leave the events and scream all of the way walking down Michillinda until they get into a car. This woke us up, as hearing girls screaming, we are thinking the worst and ran out of our home only to see that they were being picked up in a car by a younger man.
- 8) Lights are on at the school quite late, and come through our windows at night. We get up quite early on the weekends and it is messing with our sleep.

9) I work very hard all week teaching students at Sierra Madre Elementary School. I just want to come home and chill with my family. Instead, in order to drown out the noise I have to use two fans and turn up the television. Why are you making me live like this?

10) This isn't just messing with the neighbors of Sierra Madre, but Pasadena as well. I see no good will here towards your neighbors.

**11)VERY, VERY IMPORTANT. LEGACY WEDDINGS.. - WE NEED VERIFICATION FROM THE PLANNING COMMISSION THAT THESE WEDDINGS ARE ALL LEGACY WEDDINGS AND FALL WITHIN THE PARAMETERS YOU GAVE. I DO NOT BELIEVE AHA FOR A SECOND, BASED UPON THINGS THAT HAVE BEEN SAID AND DONE IN THE PAST.**

12) I hear and see many wedding vendors coming on Sundays to pick up their things. We hear the trucks. I have walked over to the school and have actually seen this movement. Isn't any day sacred?

13) Decibels??? - We can still hear everything in our living room from any toasts. And, according to our police, if I can hear it in my home then AHA is violating Pasadena's noise code, as well.

14) I am also speaking with our code enforcement officers about this.

15) It is a nuisance and flat out noise pollution. Look up the legality of that.

16) The bass- for years we have not only heard it, but felt it. The entire house reverberates. It upsets my dog. There must be a code for this intrusion.

17) Sometimes. when it is too noisy, my family is forced to leave our home to go for a ride or to a friend's house. I can't even enjoy a quiet Saturday night.

18) We see people leaving the event who might be drunk, racing down Michillinda. I lost my sister to a drunk driver. This is no joke!

Someone could get hurt or killed.

YOUR EXPERIMENT HAS NOT WORKED. AHA HAS BEEN GIVEN AN EXTRA YEAR BY YOU TO ENGAGE IN THEIR " I DON'T CARE ABOUT NEIGHBORS OR ANYONE ELSE SO THAT I CAN MAKE MONEY" attitude. PLEASE DO SOMETHING ABOUT THIS???????

Here are some ideas:

1) CHECK ON THOSE "LEGACY WEDDING DATES" BY LOOKING AT THE CONTRACTS. HAVE A NEIGHBOR AND A PLANNING COMMISSIONER MEMBER LOOK AT THEM TOO. MAKE SURE THAT THEY HAVE NOT BEEN DOCTORED UP.

2) SECURITY NOTES ON THE WEB ARE INACCURATE.

3) GIVE AHA CONSEQUENCES AS THEY HAVE NOT HELD UP TO THE BARGAIN. DON'T WAIVER IN THIS.

4) THEY NEED TO BE SANCTIONED MAYBE CUT THE NUMBER OF EVENTS IN HALF.

5) KEEP THE NOISE INDOORS. REMOVE THE ALLOWANCE FOR DANCING ON THE TERRACE. TOASTS SHOULD BE INSIDE.

6) LIMIT THE NUMBER OF EVENTS.

7) ARE THE PEOPLE WHO ARE HAVING THE EVENTS GIVEN PAPERWORK THAT STATES WHAT THEY CAN AND CANNOT DO? IF SO THEN THEY ARE VIOLATING THEIR AGREEMENT

8)I'M TIRED OF MYSELF OR FAMILY MEMBER GOING ACROSS THE STREET ON A SATURDAY NIGHT TO CHECK IF THE NOISE IS COMING FROM AHA (ALWAYS IS) OR SOMEWHERE ELSE.

9) THESE WEDDINGS ARE STARTING EARLIER AND ENDING LATER.

10) I AM SO WEARY OF WRITING THESE LETTERS AND ATTENDING MEETINGS FOR THIS NOISE. MY LIFE MEANS MORE THAN THAT.

11) MY DAUGHTER ATTENDED LASALLE AND I WAS VERY ACTIVE IN THEIR EVENTS. EVERYTHING WAS INSIDE AND ALL NOISE WAS MAINTAINED INSIDE - WHY CAN'T AHA DO THAT?

12) AND WHY, SINCE THEY HOLD THEMSELVES OUT TO BE A RELIGIOUS ORGANIZATION, WHY DO THEY HAVE TO BE REMINDED ON A CONSTANT BASIS, THAT THEY ARE IN A

RESIDENTIAL AREA AND ARE SURROUNDED BY GOOD PEOPLE WHO WORK HARD AND NEED SOME PEACE AND QUIET. THE WORLD IS A CRAZY PLACE/ WE ALL NEED OUR HOMES AS OUR SANCTUARY. WHO WANTS TO LISTEN TO DRUNKS SCREAM AND YELL ON A SATURDAY NIGHT? IS THAT REPRESENTATIVE OF YOUR "TOWN"?

13) BY ALLOWING AHA TO DO THIS OVER THE YEARS, IS NEGLIGENCE ON YOUR PART. YOU NEED TO SHOW THEM WHO IS BOSS AND SANCTION THEM OR GIVE THEM CONSEQUENCES. AS IT LOOKS FROM OUR SIDE HERE IN PASADENA, AHA IS RUNNING THE SHOW.

14) DO YOUR HOMEWORK AND GO OUT THERE ON A SCHEDULED WEDDING EVENING. THANK YOU MR. HUTT FOR DOING SO.

Yours truly,  
Carolyn Halpern  
67 year neighbor of Alverno

## Joseph Nosrat

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**Subject:** FW: Planning commission meeting: Alverno TUP

**From:** Chui Chow [mailto: ]

**Sent:** Thursday, October 19, 2023 12:12 PM

**To:** PlanningCommission <PlanningCommission@cityofsierramadre.com>

**Subject:** Planning commission meeting: Alverno TUP

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

Dear Respected Members of the City of Sierra Madre Planning Commission,

It is with the utmost displeasure and frustration that I am once again writing to you about the negative impact that Alverno continues to have on the residential neighbors as a result of their excessive rental activities and blatant violations of the conditions of the rental TUP signed one year ago and consistent violation of Sierra Madre and Pasadena noise codes.

For some of us, it has been as many as three decades of having to endure this nuisance while trying to work with the city and Alverno. This past year, Alverno has once again proven that they are not capable of managing their rental business without being the neighborhood nuisance.

Why is Alverno being allowed to continue to violate city ordinances, conditions of the TUP, and neighbor's rights to the peaceful enjoyment of their home with no consequence? Have they ever been cited for any of these infractions? If not, why? Who in the city is holding Alverno accountable?

Why is it only the residential neighbors that need to make concessions and "police" Alverno with no relief?

Since the signing of the rental TUP one year ago, the noise and traffic nuisance has been the worst it has ever been!

It doesn't matter what level decibel readings are allowed, readings taken from where etc, the point is, EVERYTIME Alverno has a rental event or wedding event, my family experiences the following.

- Music is heard inside my house. We can hear what songs are being played. This noise nuisance interferes with any family activity and sleep!
- Bass from the music continuously vibrates throughout the house.
- We can decipher what the DJ is saying, the toasts being made, any time someone is screaming, speaking, or singing into the microphone, we hear it in the house.
- We can hear the screaming and cheering of the partiers before, during, and after the events.
- After the events, in the Michillinda parking lot, we can hear the partiers cheer and scream at each other as they are leaving. For some reason, they like to honk their horns at each other to say, "bye??"
- Without fail, car alarms are always set off.
- The party buses picking up and dropping off guests are loud with their rumbling, reverse beeping, idling on the street in front of homes, idling in the parking lot, and sometimes with music playing.
- The rumbling and reverse beeping from the catering/party rental trucks make it seem like we live across from a warehouse with large trucks engaging and disengaging their gears.

- We can hear every truck or bus driving up and down the hill and as they enter and exit the Michillinda lot
- Each time a truck, bus, or car exits the Michillinda lot with a little speed, the bottom scrapes against the concrete. Much of this activity is taking place between 9:00 pm until as late as 12:00AM midnight. There was at least one rental event where people were still on campus past 1AM in the morning. This noise always creates stress for my dogs as they are startled by the noise in the middle of the night.
- Each time any vehicle exits the Michillinda lot, their headlights shine into my home and frequently people like partiers or caterers idle in the Michillinda driveway facing out with their headlights shining into my home.
- In this last year, partiers have been congregating in the Michillinda lot after their events while screaming and cheering, which can be heard inside my home. They have also started to wait on the sidewalk outside of my home for their rides while continuing their partying after the events. Much of this activity takes place after 10pm and there does not appear to be anyone from Alverno staff to monitor or manage this.

As you can see, Alverno continues to be a neighborhood nuisance in regards to their rental activities, without any consequence. Besides the affected neighborhood residents who are willing to speak up, no one is holding Alverno accountable for their increasing number of violations. The phone number that the neighbors were provided to call during events when issues like these arise, is not manned. Many of us have called and nobody answers the phone. The link that was supposed to be placed on the city's website to lodge a complaint is still not active. Alverno is supposed to hold neighborhood meetings on a regular basis however not all neighbors are consistently notified of the dates of these meetings.

According to the current TUP, Alverno gates are supposed to be locked after rental events have ended by 10pm. In the past year, we have seen that the gates are often not locked until 11:30pm and beyond. We can still hear noise from partygoers, caterers and vehicles on the Alverno campus while the gates are still open. Years ago, I attended a wedding at the Altadena Country Club but guests had to leave by 8pm and it was explained to us that this was due to the fact that the country club is in a residential neighborhood. Alverno allows their rental events to go on as late as 9:30pm/10:00 pm and they have shown they are incapable of clearing out their campus by this designated time thereby violating the TUP. Please consider moving the required time to clear the campus to 9pm.

I was part of the neighborhood group that worked with the city and Alverno on the 2010 TUP for rental activities. One of the conditions stated in the 2010 TUP was that the Michillinda lot and Wilson lot were supposed to have alternating use for entering traffic for rental events and the gates would be locked after all guests and staff had entered. Then, ALL exiting traffic of guests, service, and staff vehicles would go through the Highland gates at the conclusion of the event. When these conditions were being upheld, it provided a great deal of relief to traffic flow and noise created from rental event traffic on Michillinda. I would like to request that these traffic flow conditions of the 2010 TUP be reinstated.

I appreciate the efforts of the Planning Commission and the City of Sierra Madre, however it is clear that Alverno is incapable of conducting their rental business in a way that allows the neighborhood residents their basic right to a peaceful enjoyment of their home. If Alverno continues to violate the conditions of the TUP, they need to cease hosting all rental and non-school related events and operate just as a school.

Respectfully,

Chui Chow and family.





## Joseph Nosrat

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**Subject:** FW: Item #1 review Alverno CUP 10/19/23 InboxSearch for all messages with label Inbox

**From:** Lacy S [mailto: ]

**Sent:** Thursday, October 19, 2023 2:14 PM

**To:** PlanningCommission <PlanningCommission@cityofsierramadre.com>

**Subject:** Item #1 review Alverno CUP 10/19/23 InboxSearch for all messages with label Inbox

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

Dear Planning Commissioners,

The general plan states:

The fundamental principle behind the land use policies of the General Plan is to maintain the existing low-density village character of Sierra Madre in the same urban development pattern that exists today.

The Sierra Madre general plan is for ALL of Sierra Madre. The Gurhardy Heights neighborhood is no different from any other R-1 neighborhood in the city. We do not accept that our neighborhood should put up with a noisy use because Alverno demands we should. The excessive wedding rentals severely impact our area from experiencing the same village atmosphere other neighborhoods are cherishing

Please amend the Villa CUP so it is more equitable for the neighbors who don't deserve to have their ambient levels of noise raised.

It is a conflict of interest for Alverno to hire their previously subcontracted employees to monitor the rentals as a "3rd party monitor."

The facility reports in the agenda have grossly under-reported incidents.

The monitors have failed to abide by the CUP and they signed a contract saying they would.

Attachment C in the agenda made me laugh. If those were the noise levels then neighbors would be delighted to not go through the hassle of proving what they have experienced in the failure of the Villa CUP.

There have been late night exits far past 10:15.

I disagree with the facilities manager or anyone who advised them to not count the weddings from 10/6/22 through 12/2022 as if they never happened. They were some of the worst weddings in terms of nearly getting hit by a catering truck who didn't stop when leaving the Michillinda parking lot. Or other cars to for some reason race down Wilson to get to the Highland gates

Can we get more of the end of the night noise so we are very aware of when people are still in the parking lot.

It was not a trial period.

I believe there are no complaints to security because they never picked up their phone.

The facilities manager has had a propensity for throwing shade and sometimes a frivolous restraining order at neighbors that get tossed out of court. I am wondering if there is some proof of these "Grandview neighbors" she is accusing of "trying to gain access to the property." It couldn't have been my parents as they were in the middle of their appeal and not around.

The only Grandview neighbors who would have entered the property would not have done so for nefarious reasons. One has attended events because their nieces use to go to school there. Our other neighbor has 2 children who attended the K-8 last year.

Why the need to write such cryptic nonsense?

This is what the neighbors have to deal with - fabricated reports and bullying for wanting to enjoy their homes in peace.

Commissioner Spears addressed the parents and AHA staff who showed their lack of respect for the neighbors right to speak publicly during a Planning Commission meeting. It appears to have little effect.

Ms. L. Stephens Sierra Madre resident

## Joseph Nosrat

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**Subject:** FW: Alverno noise!!  
**Attachments:** Video.mov

**From:** P Thomas [mailto: [REDACTED]]  
**Sent:** Saturday, October 21, 2023 11:04 PM  
**To:** PlanningCommission <PlanningCommission@cityofsierramadre.com>  
**Subject:** Alverno noise!!

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

Dear Planning Commission,

Thank you for all your hard work on the CUP and Alverno but feel like there still needs to be a little bit more work to be done.

The last three weekends we cannot open windows or even sit on our back patio without the base or music interfering our peaceful Sierra Madre evening. Tonight and other nites I have called the non emergency hotline to come see for them selves. I hate to keep bothering our wonderful police over noise and glaring parking lot light complaints, when I know they have more important stuff to handle. The “monitoring system” that the CUP implies doesn’t work. Do you even get the reports called to the non emergency call line?

We are renters at the top of Wilson, we never get notices of CUP meeting, they must go to the owner on record. It feels defeating that we pay a rental premium to stay in Sierra Madre and we have to content with the constant noise almost 7 days a week. You walk by any of the other schools in our little town and it is dead silent after the hours of 3pm. We constantly deal with day in and day out from 7am to 10:30pm of school, games, dances, filming, wedding, bar mitzvahs and fundraisers. When is enough enough? If I had a party at our house the cops would be called and tell us to turn it down in a second or shut us down. If the cops are called and do a noise reading and it doesn’t hit a specific noise level, Alverno just keeps going?

We walked down five houses and filmed this video from the sidewalk tonight. You tell me if you could deal with living next to this day in and day out.

Thanks,  
Colleen and Jeff Thomas  
[REDACTED]

Sent from my iPhone



**Statement before the Sierra Madre Planning Commission  
Review of Conditional Use Permit No. 22-03  
Villa Del Sol D'Oro Special Events  
October 19, 2023  
By Ken Farfsing, Alverno Heights Academy**

Honorable Chair Denison, Commissioners and staff, my name is Ken Farfsing and I am the president of the Alverno Heights Academy Board of Trustees.

I want to thank the City Manager, Police Chief and Director of Planning and Community Preservation for taking time from their busy schedules to attend the two neighborhood meetings held at Alverno. Also, thanks to the neighbors who attended both meetings.

From the school's perspective the neighbor meetings were very helpful. We learned from the first meeting in July that we needed to improve our communications with the monitor, the neighbors, and the city. We also learned that there was understandable confusion between the prior TUP and the new CUP. We have worked to resolve these and other issues. Historically when AHA has met on the Villa, the neighbors also raised issues related to the school. We address these issues as well. However, a separate Alverno neighborhood meeting will be held later this year to review the school's conditional use permit. It's best not to mix these issues for tonight's discussion.

We have reviewed the police reports on calls for service to Alverno and prepared the attached analysis. The police department reported eleven calls for service (for seven events) from October 5, 2022, to October 6, 2023. These calls for service were entered into the SMPD CAD system based on the campus address and included both private and school events. One of the calls was for an assembly for Mary's Day at the high school held on a Friday afternoon at 1:30 p.m. Another call was for the school's annual Haunted Villa event.

There was a call related to a neighbor recalling the exiting plan from the prior TUP and not the current CUP, where vehicles can exit events on Michillinda Avenue.

The four remaining calls for service on private Villa events were related to noise issues. Two of these events were held prior to the City's approval of the event monitor and the event monitoring form. Noise levels at these events were monitored, but no reports were filed since the event monitor and the

monitoring form had not yet been approved for use. Noise levels complied with the conditional use permit.

Two calls for service were made on events where the event monitoring form was in use. In each case the event monitor reported that noise levels were under or within the levels established in the conditional use permit. The monitor reported no violations to the other operational conditions contained in the permit.

The school provided the Commission with a summary chart of 17 events, held between January and September of 2023 based on the City approved monitor and checklist. There were 14 events where there were no complaints to either Alverno staff, to the event monitor, or to the police department.

The April 22<sup>nd</sup> noise complaint was related to guests waiting for a rideshare. Since the gates close at 10:15 p.m., guests that have not been picked up are directed to wait on the Michillinda sidewalk adjacent to the gate. This is the safest area, since the Wilson parking lot lights are turned off at 10:15 p.m. Michillinda also has streetlights and a bus bench. School staff or the event monitor remain with the guests until their rideshare arrives. Guests are cautioned that the school is surrounded by homes and to keep their voices down.

The monitor did receive a noise complaint on May 6<sup>th</sup> where the police department was not contacted. The monitor reported to the neighbor that the noise levels complied with the conditional use permit, however, the monitor instructed the DJ to lower the volume.

Alverno was asked by the neighbors at the July meeting to host a second neighborhood meeting in October. Alverno agreed to host the meeting, since we would like to resolve any permit implementation issues with the help from the neighbors and the city staff. As the staff report states, two neighbors attended the meeting. One of the neighbors expressed the concern that it appeared that the school staff was completing the event monitoring form. This is not the case. There is a basic information section of the form that requires school input; however, the monitoring sections are the responsibility of the event monitor. In order to remove this as a concern, staff could amend the form to make clear which sections are being completed by the school and the event monitor.

Alverno takes our responsibilities to the neighbors and city to heart. We believe that the event monitor's reports and the police department reports makes this clear. Since the approval of the event monitor and the event monitoring report, there have been 14 events with no concerns expressed by the neighbors. Of the remaining four events with police reports, one was a school event, one was a rideshare issue, one related to a misunderstanding of the exiting on Michillinda, and one was related to noise. The noise complaint was at 6:22 p.m. and complied with the noise requirements.

We want to thank the Commission for your assistance as we work through any of the remaining issues. This is work in progress. I would like to reserve time to provide feedback on any additional neighbor concerns raised tonight.

Attachment: Review of SMPD Reports -Villa Private Rental Events – October 6, 2022 – October 6, 2023

Review of SMPD Reports

Villa Private Rental Events

October 6, 2022 – October 6, 2023

<u>Date</u>	<u>Day &amp; Time of Call</u>	<u>Type</u>	<u>Reporting Party</u>
October 15, 2022	Saturday 7:40 p.m.	Noise	Not Available <sup>1</sup>
November 5, 2022	Saturday 5:15/8:28 p.m.	Noise	Stevens M. Fleischmann C. Chow M. Adams C. Halpern
November 19, 2022	Saturday 9:01 p.m.	Noise	Lisa P
<b><i>Note: Event Monitor and Event Monitoring Form Approved by the City (12-12-22)</i></b>			
March 18, 2023	Saturday 6:22 p.m.	Noise	Lisa P <sup>2</sup>
March 25, 2023	Saturday 10:33 p.m.	Exiting	C. Halpern <sup>3</sup>
April 22, 2023	Saturday 10:19 p.m.	Rideshare <sup>4</sup>	Not Available
May 26, 2023	Friday, 1:53 p.m.	School Event	M. Fleischmann <sup>5</sup>

<sup>1</sup> This was a school event – Haunted Villa

<sup>2</sup> Officer did not hear music from surrounding streets; 43.1 db(A) to 61.1 db(A) range during event.

<sup>3</sup> Apparent confusion by the neighbor over the Villa's City approved exiting requirements.

<sup>4</sup> Event attendee waited on Michillinda for Uber driver.

<sup>5</sup> This noise complaint was for Upper School – Mary's Day - event held on the Friday afternoon.