



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

Subject: FW: Alverno Conditional Use Permit review November 16 Agenda discussion item

From: Ms Buchanan [REDACTED]

Sent: Thursday, November 16, 2023 7:48 AM

To: PlanningCommission <[REDACTED]>

Subject: Alverno Conditional Use Permit review November 16 Agenda discussion item

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

Dear City of Sierra Madre Planning Commission.

Welcome new commissioners. Thank you for reading the following. I would like to see either implemented or included in the Villa Conditional Use Agreement

1. I think all of us have waited long enough for the owners of the Villa to install the sound attenuation. Let's get it started. Please - no more excuses by the board. Set aside some of each \$10,000 fee. Each Planning Commission that this issue is presented appears impotent to address it. It is a condition in the permit. As one of the 2021/22 commissioners stated, "It's worthless without enforcement."
2. Kudos for ridesharing! Find a safe place by the Villa for rideshare guests other than by my home. The Villa is on very large plot of land. Don't kick your guests out and tell them they can wait on the bus bench. Too many times there are groups hanging around outside. I never see a monitor present waiting for them. They are very loud in a large group. These are the Villa's guests therefore they should be waiting by the Villa. They can't hear after the loud music plus they are usually inebriated without filters for what they are saying or how loud they are. The largest group was a dozen not four people.
3. Do not allow guests to stay past 10PM. Have the disc jockey announce when the last call for alcohol will be that they need to make ride arrangements and be off property by 10PM. Announce it. Rideshare guests will leave before 10
4. Having a party rental with a DJ almost every weekend is just the wrong land use when it is surrounded by homes. Sierra Madre continues to try and make the Villa rentals fit. It just doesn't. It's a square peg in a round hole. I'd rather see bingo or some other more quiet event rental that doesn't require a band or DJ and dancing.
5. Keep the Highland and Wilson gates open so that all the traffic does not only exit Michillinda after the end of every event. It's too loud and the lights shine in our bedroom. The trucks beeping wake us up. Film trucks leave through Wilson too.
6. Do the redlined CUP changes mean the whole wedding will be amplified? It appears that way. Maybe no more than 5" each would be sufficient except for the actual wedding vows.
7. I am not comfortable calling the police except when I am harmed.

8. Put more security on the property. I wish I spoke Spanish but I don't. It would help if security were bi-lingual. I met one nice young man during a film, very nice but we couldn't communicate about the truck blocking our driveway.
9. The party busses sit in the parking lot running, with their lights on and playing their own party music. I know they are not supposed to. Security should make them stop without our having to call or walk over because I can't sleep. They can wait for guests by the Villa and leave out of Highland.
10. Stop the visitors and vendors that sit and honk at the Michillinda gate to get in. We get enough of that from the parents during the week. Make the sign much bigger on the gate telling them where to go and a working phone number. The party busses have been as big as semis. They are very loud when they honk. Hire someone to guide the guests, and monitor the gates.
11. Alternate use of the parking lots needs to be clearly in the conditions not buried in the attachments.
12. This goes for using Highland to exit.
13. The security phone does not take messages. Fix this. I do not text
14. People from the event linger in the parking lot speaking loudly afterwards. We have walked by and there is no one asking them to leave quietly and quickly, and safely. It drives our dogs nuts. The vendors are the last to leave. They can be tone deaf.
15. Dancing outside just makes these receptions that much louder. Keep the dancing and singing inside the Villa. It has a smooth and beautiful floor for dancing. The terrace is uneven with flagstone. Not the best for dancing.

I hope some of these ideas can be incorporated in the Conditional Use Permit so that we can all feel more magnanimous towards each other. We miss the High School ladies.

Mr. And Mrs. D. M. Buchanan
Grandview Ave Sierra Madre

Joseph Nosrat

Subject: FW: Agenda item: Alverno Villa CUP extension on 11/16/23

From: Martin Ericks [REDACTED]

Sent: Wednesday, November 15, 2023 10:51 PM

To: PlanningCommission <[REDACTED]>

Subject: Agenda item: Alverno Villa CUP extension on 11/16/23

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

Dear Planning Commissioners,

My neighbors tell me to either put up or shut up about the weddings. I want my rights kept intact so please defer to my last letter if I fail to include anything still unresolved with this letter.

I feel if the City of Sierra Madre is going to allow the Villa to operate a wedding business in my neighborhood then put some teeth in this permit. My last letter requested you revoke the CUP for lack of compliance.

I think you heard me on the announcements and toasts with that condition in the drafted CUP document I was shown. I just wonder if 10" per allowance will end up being that the whole ceremony will be amplified? The following is most important to me.

Create or amend conditions that:

- Reduce the DJ performed music, the Dj announcements, and the bass.
- There is a more responsible truly 3rd party security company that can be hired. Securitas has failed spectacularly in its duties to enforce the CUP. Securitas and the Alverno rep proved they never even read the conditions by their testimony. They failed to take meaningful action after the July meeting to address the problems.
- Can there be less weddings? This is supposed to be a school not the Viper Room. The school has a ton of events on top of the rental of the Villa mansion.
- Bring the dancing back inside like the previous condition under the temporary use permit.
- I spent some time looking through the neighborhood box of Alverno documents dating from prior to the 2009 temporary use permit for weddings to now. I found the manual Alverno gave to their monitors back then. The guard contract stated that the max decibel levels was 60 decibels. They had to take action if it went over that. to turn the music down. Why is it now 70, and at the property line?
- How about reducing the max decibels to 60 and see if that helps for a year? For the sake of discussion, Alverno's monitor stated she was getting a max reading of 65. Then that is too high since we hear the words from each song. Alverno agreed to 60 DB in 2009 but without ever getting the neighbors input the level has risen to 70? We are all telling you that the music is too loud and the bass just as invasive as soon as the dining ends and the dancing begins.
- Get the dancing and partying off the terrace.
Environmental Impact reports are not conducted for the sake of ignoring. In 2009 or 2010 they conducted two studies. There was a dance and then a wedding at the Villa. The music and crowd noise registered as too much on the neighbors. Alverno might not want you to see the recommendations for mitigation or apply the stipulations. You have the data you need already. Christie said she has already put this in her letters. The report states in order to lower the noise to less than significant then the doors need to be shut on dance venues at all times.
- Shut the doors to the Villa. Stop violating the EIR.
- Sound attenuation must be done without delay. The condition goes way back to 2009.

I can't believe there is another meeting. What happened to December? I am meeting fatigued between all of Alverno's asks. I work Thursdays so I will Youtube the meeting and see what you develop.

Thoughtfully submitted for your consideration,

Martin Ericks

Sierra Madre resident

Joseph Nosrat

Subject: FW: Planning Commission meeting Nov 16 Alverno Villa CUP agenda item

From: [REDACTED]

Sent: Tuesday, November 14, 2023 2:00 PM

To: PlanningCommission [REDACTED]

Subject: Planning Commission meeting Nov 16 Alverno Villa CUP agenda item

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

Dear Planning Commissioners and city staff,

I haven't written to you in some time but I feel compelled to give my family's input on the matter of the Villa rentals. The CUP was signed October 6, 2022. I don't understand why the city is ignoring the fact that there were upwards of 27 events since last year NOT 17 per Alverno's count. 26 loud weddings that we cringed and were subjected to each and every one. Only the baptism didn't have dance music.

I have reviewed the CUP proposal. I watched the last meeting regarding the Villa CUP. I think my neighbors raised all of the contentious issues with the weddings in a calm and measured manner. They spoke for myself, and my family. It is my opinion that you have missed addressing the very worst part about these wedding rentals in amending the conditions but you can fix this. **WE JUST DON'T WANT TO KEEP HEARING THESE PARTIES - PLEASE DO SOMETHING ABOUT THE HOURS OF DANCE MUSIC AND BASS!**

Please do something about the worst nuisance of these rentals - the loud dance music, the DJ and bass.

The toasts and processional stuff you noted is a mere first hour of the usual 2PM-10PM or 11PM event. *I thank you for those amendments but please* - you must go further. It's mind boggling that neighbors have had to call the police about the dance music and bass yet there is nothing in the proposed condition changes that address the problems that arise from hours of loud dance music.

Alverno's noise level monitoring should be the same as the city, not given a special one that takes that guy too long to get in his car to go get a reading. He doesn't take readings at it's noisiest.

Alverno is most certainly violating the Sierra Madre and Pasadena noise code. Enforcement should not be just accepting Alverno's noise readings levels but frankly we don't want to call them. The Alverno monitor and their board of trustee showed (or feigned) ignorance of their own conditions of operation. Don't reward them by ignoring this part of the city noise code.

The exChief of Police Marilyn told us that if we can hear the weddings and it's disrupting our lives, and annoying, then it's a violation. If we can make out the words to the songs and it's disrupting our home, then it's a violation. If the bass is a nuisance in our home, then it's a violation. This is a neighborhood and she said we have the right not to be invaded by the noise disruptions from these weddings. I can't quote the subsections but there is more to the noise code than a noise reading which Alverno can manipulate. Frankly **the level noted is too high and should be lowered. If the city believes Alverno then 65 decibels they are quoting is too high. The noise subsection should be a part of the CUP so whoever monitors can see it.**

Alverno needs to show concrete proof of noise mitigation. This has been in the conditions for decades yet NO ONE MAKES THEM DO IT.

We want the same noise monitoring as the city. Other wedding venues or cities do not go to the property line to get a reading. They go to the source - the speakers, the amplifiers, the sound board that pump up the volume. The Villa sits a whole story above some of our homes and that music and bass just carries right into our home. The Villa sits on a very expansive and open property. Any noise reading taken below that level will show as less than what we experience. Those readings do not capture bass. Regardless the ex police chief informed us that there are several ways the wedding rentals can violate the noise limits in the code. ***Shut the doors, turn down or add a switch to stop the music if it gets too loud and stop the dancing outside.***

Please address the problem of the dancing music, the DJ, the crowds and the bass. I speak for my whole family on this matter. We are exhausted from raising these same issues for decades at the neighbor meetings, with the police, and these city meetings. I hope this is not just another waste of my time to write this and ask for your help in this matter. Thank you.

Warm Regards, Ms. Rosadella and extended family

Joseph Nosrat

Subject: FW: Planning Commission Meeting 11/6 - Alverno Villa CUP

From: Janis Savoie [REDACTED]
Sent: Wednesday, November 15, 2023 8:23 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: Planning Commission Meeting 11/6 - Alverno Villa CUP

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

Dear Planning Commissioners,

The purpose of this email is to, again, express our concern about the enforcement of the Alverno CUP and some of its conditions. We apologize that you are receiving this right before the scheduled meeting, but we were unaware of it until we were notified by a neighbor this morning. It is quite concerning that this issue has been moved forward from the date discussed at the last meeting. This makes it difficult for neighbors to express their concerns to the Commission. While we are sure the agenda was properly noticed for Brown Act purposes, there should have been a way for interested neighbors to be made aware of the date change.

First, we would encourage the Planning Commission to exercise the option to remove Securitas as the event monitoring company and replace them with someone who is better trained on the CUP. This will only be effective if the Commission also changes the implementation of the Event Monitor Report to make it completely independent of Alverno review before submission to the city. The language of condition 8.4 should be altered to indicate that the monitor will complete and file an event report without the assistance of Alverno staff.

We have attached a Google drive link which gives you some indication of the noise levels on our patio during a recent wedding.



IMG_0101.MOV

This is typical of the noise the neighbors face during Alverno private rental events. We would like to remind you that we are located on Montecito near Michillinda so we are not adjacent to Alverno and the noise is still quite loud. The weddings that have been held since the last Planning Commission meeting have been very loud which indicates to us that there is no true enforcement of the CUP by Alverno, the event monitor, or the police. We do understand that it is not the police department's job to monitor and enforce a CUP. It is quite probable that there are no recorded complaints about the recent events in either the monitor reports or police logs. At this point, the neighbors don't know where to turn for assistance and many have no choice but to deal with the noise and disturbance in the neighborhood. This is creating a condition where neighbors who chose to sell their property will probably have to inform potential buyers of the noise nuisance created by the Villa events.

We would also ask the Commission to schedule a public hearing to make changes to the CUP. In addition to the language change to clarify the role of the event monitor, we would like to see the actual sound monitoring requirement changed to be either a continuous monitoring system, that is permanently mounted or a handheld system, that provides graphs of the sound levels over time and not just a snapshot of time. This would clarify the true level of noise at the events.

We would also ask the Commission to clarify the new language about using amplification for specific wedding events in condition 3.3. As it reads in red, it could be interpreted that each piece can be amplified for 10 minutes. When you add two types of music, vows, sermon, and toasts, that can easily be almost an hour of amplified sound. This is simply too much amplification in addition to all the other noise these events create.

We would also ask the Commission to require that Alverno, pursuant to item 3,6, be required to demonstrate noise dampening procedures already in place and present a timetable and budget for improvements to their sound dampening measures. Adherence to this schedule should be reviewed as a part of the CUP process moving forward.

We realize that the original CUP took much of the Commission's time and much effort, and we appreciate your desire to spend the necessary time to make sure the CUP is properly enforceable to protect the residents of Sierra Madre.

Sincerely,

Paul and Janis Savoie


Joseph Nosrat

Subject: FW: 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

From: [REDACTED]

Sent: Thursday, November 16, 2023 8:57 AM

To: PlanningCommission <[REDACTED]>

Subject: 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

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 IP address: [REDACTED]

For the consideration of the Planning Commissioners.

Am I correct that this meeting is truly an extension and not the hearing? Some of my greatest areas of concern and are a problem have yet to be addressed regarding the wedding permit.

If the city will not revoke the CUP for this last year then I am asking for changes that cover the hours and hours of loud music, stop the dj pumping up the crowd, the on the patio singing alongs, and the throbbing bass from entering my home.

The permit needs an amendment to the level of noise allowable when it comes to the part of the wedding when the DJ takes over, after the wedding ceremony. Stop the preferential treatment of this venue by retaining the same methodology of noise collection the city does.

Discussion among neighbors is the need for noise attenuation. This has already been established for school dances, sports and functions in the future gym. Alverno should be doing the same with the Villa. The original permit requires the school to keep the windows and doors closed to prevent interior-exterior transmission of noise from the gym.

There are devices that can be attached to the amplifier that will stop the amplification when it rises above the city mandated noise level. The Villa will need to supply the amplifier with the component to the DJ to have consistency and it cannot be tampered with.

Alverno does not need to be monitoring the sound at the property line. I think that has been too generous a noise level. It is a futile waste of time to have the monitor drive around in their car. They miss the opportunity to gather the loudest noise by doing this. Simply turn it down.

I need that portal for complaints and comments. Commissioner Moran hit the nail on the head. I don't like to call the police for these issues either. I felt assured there would be dedicated and independent 3rd party monitor plus a complaint portal. Some incidents happen and the police cannot address them after they occurred. Not all issues need to involve police.

I would like to request the city stop using Securitas. Securitas employees have proven to be lax and unable to comply with the permit. They are not the true 3rd party monitor the neighbors were assured would be hired and have our backs. Securitas has had prior employment and affiliation Alverno. They have been the hiree of Ms. Bertolloni. Please find a security company without prior ties to Alverno the school.

My weekends are disrupted by these weddings I prefer to stay home when it is peaceful. I hope you don't mind if I prefer to watch tonight's meeting on TV.

Best regards,
W. Serrano

Sent By: Will Serrano

Sent From [REDACTED]

November 14, 2023

Comments are being submitted to planningcommission@cityofsierramadre.com

Re: 11/16/23 Planning Commission meeting extension Villa CUP agenda item -



Dear Commissioners:

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

It was made clear at last month's meeting that a year of data collection for the Villa's CUP of 10/6/22 was a waste. We have documented of 27 rental event disruptions at the Villa, far greater than the 17 events claimed by Villa management. There is a noise problem from the cumulative usage at 200 N. Michillinda Ave. The CUP for the commercial non-school use of the Villa has proven inadequate. **We implore the Planning Commission address the full scope of the problems we demonstrated.** Real changes will improve the resident's quality of life.

We have provided the Commissioners with valid noise graphs and readings from the music played during a recent typical reception. We have recordings and pictures that are in direct conflict with Villa management statements on the same events. We do not want to be the CUP police, but are forced into it as past, and now existing codes, are not being respected nor enforced.

We are requesting the CUP be amended to address what are allowable noise limits. **The receptions are too loud. Why should commercial Villa rentals have a noise exception from the General Plan?** Help the residents understand how the Planning Commission arrived at condition 3.7. It is not aligned with Sierra Madre's noise code and how noise readings should be taken per the General Plan for anyone else in Sierra Madre.

The noise reading collection is not working. We suspect this alternative method came from Mr. Savita of CDSA. He has an affiliation with Alverno as a subcontractor for their expansion and the rentals. It seems unethical for him to be advising the city on this matter of noise that directly benefits an entity that subcontracts his firm. He has personally stated to me that he wants Alverno to have a noise exception to the city's Master Plan. We disagree with his proposal to change the parameters of noise reading collecting. CDSA is throwing our village neighborhood under the bus so to speak. Other cities and wedding venues do not do readings starting at 400 ft from the source.

Why won't the Planning Commission use the same noise code and manner of obtaining readings as in the noise code and general plan to address the reception music for condition 3.7? We provided the Planning Commission with noise readings using the same noise reader CDSA advised Alverno to purchase. Ours reader retains data and provides graphs of readings. The raw data provided by Alverno can be manipulated by spreadsheet. We witnessed the improper taking of readings by Securitas and have reason to suspect the quality of their data.

The Villa rental noise readings have proven to be flawed as currently written in the CUP. *We provided the commission with readings that show high levels of noise violation from music the DJ plays during the receptions, crowds outside singing to the music, the bass (using C weighted reading not A), etc..* We could take readings of less noisy times during these weddings but we couldn't fake the high level of noise. We demonstrated where the readings were taken and took audio. The city does not give us enough time to play the audio to demonstrate but would be happy to do so. Talk to the ex-commissioner Hutt. He heard what it was like during a wedding - after the CUP was signed. Where is that noise reading? Why wasn't Alverno ever cited under the conditions of the CUP because there were numerous violations?

A wedding venue noise management plan is about respecting [nearby] residents and keeping things to a reasonable level of noise. **One of the key aspects to a noise management plan is often the use of a noise limiter.** This is a device which monitors noise *within the venue* and effectively forces

music noise to be maintained within a certain limit which will ensure it is not too loud at nearby properties. These limiters usually operate by cutting the power to the DJ if the noise limits are exceeded for more than a few seconds. As you can imagine, if the limit is violated - instant silence. This could be very annoying and embarrassing so it will not be repeated! Complying with a limit is made easier by doing using one of these. There are other devices that could be used to keep the reception music and bass in check.

We request the Planning Commission return to the prohibition of terrace dancing and mandate A/C (mini splits) be installed so the doors can remain closed as it was starting with the 2009 TUP. We hired our own consultant, who the City contracted with regard to the noise element of the General Plan, to review CDSA Villa studies from 2021. They concluded the baselines used were skewed to benefit the Villa weddings. Using corrected baselines clearly confirmed what the 2010 EIR concluded; open doors and being outside produce significant noise.

Another way to look at noise violations that basically renders any of Alverno's measurements moot would be taking a decibel reading of what is coming across our residential property. In terms of decibels, it might not always violate Alverno's current CUP level. **The R-1 residential noise code is clear. The rentals have violated our residential noise code.** The noise readings taken at any point on our property should not rise more than 6+ db over the ambient level otherwise it violates our noise code regardless of what Alverno measures at their property line. We have taken ambient levels for the neighborhood and they vary between 38 and 45 DBA. Along Michillinda the noise code states a rise 5+DBA over the ambient level for Pasadena residential is a violation of their noise code. The Villa rentals can and have violated the noise code for our residentially zoned neighborhood. We should be able to ask that the music be turned down some. **The DJ can adjust the boomy bass by turning the equalizer down a few decibels. We need the monitor to answer their phone.**

The rentals at the Villa have violated the Sierra Madre noise code and generated a variety of complaints that are covered under the subsection A-K.

9.32.100 - General noise regulations.

Notwithstanding any other provision of this chapter, and in addition thereto, it shall be unlawful for any person to willfully make or continue, to cause to be made or continued, **any loud, unnecessary, or unusual noise which 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 area.** The standards which shall be considered in determining whether a violation of the provisions of this section exists shall include::

- A.The volume, pitch and intensity of the noise;**
- B.The duration and frequency of occurrence of the noise;**
- C.Whether the nature of the noise is typical or atypical of the area;**
- D.Whether the origin of the noise is natural or unnatural, controllable or uncontrollable;**
- E.The volume and intensity of the background noise;**
- F.The proximity of the noise to residential sleeping facilities;**
- G.The nature and zoning of the area within which the noise emanates;
- H.The time of the day or night the noise occurs;**
- I.Whether the noise is recurrent, intermittent, or constant;**
- J.Whether the noise is produced by a commercial or noncommercial activity;**
- K.Whether the amplified sound is loud enough to be decipherable outside the property plane.**

Residents that have called (or tried to) regarding one or more of the violations above under the subsection A-K. They are told it doesn't violate the noise code. The monitor is not aware or concerned with subsections A - K. We believe this undermines the purpose of the monitor who agreed by signature to uphold the noise code.

When will the Planning Commission insist the city install the online portal they agreed to last year? The place where neighbors can send their complaints. A virtual dropbox for issues that might not warrant a call to the police but needs attention. A place removed from Alverno to log incidents for next year's Planning Commission meeting.

The currently drafted CUP is still vague and contradictory in places when it comes to the exhibits, and the Villa website. Nothing addresses the receptions to change. We do not want to repeat Mr. Herbst recommendations but ask that the Planning Commission fix the issues he has noted in his letter. It would be most welcome if the CUP and it's exhibits were in sync. Last year's commission and Alverno agreed that not every car would leave through Michillinda shining their lights into our home. This is a violation from the time the first car starts to leave to the end with the venue support trucks.

We are long time Sierra Madre residents wanting to preserve Sierra Madre that is our home. We feel blessed to live here, to be a part of this community as participants and good stewards. We have come to understand the purpose of our *General Plan*. *It clarifies the expectations of the City when it comes to its residents, property owners, and business owners. Of course we want the bride and groom to have a memorable evening but can't it be done so that the neighbors don't have to be a part of the experience every weekend?* We look forward to hearing your thoughts and additional changes to the currently proposed CUP.

Yours,
Kristin Stephens

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

Nov. 15, 2023

Dear Commissioners:

The Villa C.U.P. has over 50 conditions. As a 30-year neighbor of the Villa, I know that each condition has a story, or many stories, as to why it was necessary to address a specific issue and add it to the permit. Despite these conditions, we continue to have evenings at home disrupted by Villa commercial activities violating CUP conditions. The Villa simply assures us there is no problem. Commission members, I ask you review last year's meeting video 10/6/22 when the CUP was approved. It reviews each condition with history, comments and panel discussion.

The CUP mandates a 3rd party monitor to document activities and noise levels at each event, and be the neighbor's first call with complaints. For months the monitor's number would not answer and no way to leave a message. This issue was addressed at the Neighborhood meeting, but no changes were made for more than 2 months. The monitor failed in their mandate and the neighbors have suffered undue nuisance, again.

On Saturday, October 14 this year, I heard a trumpet playing from the Villa. The live, outdoor music continued for 20 minutes. Such playing is specifically prohibited in the CUP.

3.0 Noise / 3.1 No live bands shall be allowed, with the exception of instrumentalists playing stringed instruments, which shall perform without amplification devices.

The customer should have known in advance that horn playing not is allowed. The CUP conditions are surely in the rental contract? The Villa Operations manager should have advised them of their contract conditions when the playing first started and shut it down. The event monitor should have known of the condition violation and ask the Operations Manager about it. But no, the Operations Manager authorized the playing as the player was related to the bride, and "it was only a processional."

Such exceptions to the rules might be tolerable if they were indeed exceptions. It seems that every event is a special occasion, and the customer always comes first. Exceptions are the rule. We have provided the Planning Commission with regular nuisance violations of Villa rentals for over 30 years. We have never experienced a year of full compliance and feel this commercial business is "*not compatible with and complement adjacent land uses.*" (*CONDITIONAL USE PERMIT 22-03 FINDINGS, 10/19/23, item 4*). I request the CUP be denied, and the Villa be subject to the same conditions as other rental venues in town.

If the CUP is renewed, I support permanent sound monitoring equipment and an overhaul in the 3rd party monitor contract and city oversight with transparency. Sound measuring and interpretation need to be reviewed and not diminished from current City standards.

Respectfully yours,

Mr. & Mrs. K Stephens

RE: ANNUAL REVIEW OF CONDITIONAL USE PERMIT 22-03 (CUP 22-03) FOR PRIVATE RENTAL EVENTS AND FILMING AT THE VILLA - Nov. 16, 2023 continuation meeting

Dear Commissioners,

We have compiled a list of Villa events for 12 months after the CUP was approved. "Events" were noted by neighbors because of traffic, noise, full parking lot, or exceptional occurrences. Many events were to code but noted to document event activity. Activities marked "on calendar: no" were confirmed to not be on the calendar the day of the event. Police were called on more events than noted (monitor was not available by phone).

Alverno will argue that some of the events noted were school or religious, and therefore exempt. Our list shows what is happening in total use, although our list is not complete. We believe there were more than 17 events that qualified for monitor and parking attendant.

Count	Date	Event	On Calendar	notes
1	10/8/22	Unknown		80+ cars, loud bass
2	10/15/22	Unknown	No	Loud music and bass
3	10/30/22 Sunday	Quincinera	no	Live band till 6pm
4	11/5/22	Wedding		Loud, police called
5	11/6/22 Sunday	Unknown	No	Tent and Live band
6	11/12/22	Unknown		Loud Music
7	11/19/22	Wedding		Traffic issues
8	1/21/23	Unknown		200 attendees
9	2/11/23	Unknown	No	No parking attendant, street parking
10	2/18/23	Unknown	No	Traffic & parking issues
11	3/25/23	Unknown		
12	4/1/23	Wedding		
13	4/22/23	Wedding		Panic screams, Police called
14	4/29/23	Wedding		Drunks on sidewalk past 10:15
15	5/6/23	Unknown		Catering parked on street
16	5/20/23	Wedding		
17	6/17/23	Unknown		Vehicles in lot 10:40pm
18	6/20/23 Tuesday	Unknown	No	Porta-poties, 100 people
19	6/24/23	Wedding		
20	7/23/23 Sunday	Violin concert		
21	8/4/23 Friday	Wedding		
22	8/18/23 Friday	Wedding		
23	9/2/23	Wedding		
24	9/9/23	Wedding		
25	9/16/23	Wedding		Still no valid monitor # to call
26	9/30/23	Wedding		Poor music choices made
27	10/7	Wedding		Loud music on terrace, 81db, gates open 10:18

Neighbors have submitted sound samples and videos to public comment, but we are not aware of them being referenced in panel discussions. We trust these have also been considered in your final decision.

Respectfully yours,

Mr. & Mrs. K Stephens