



City of Sierra Madre

Office of the City Clerk

232 W. Sierra Madre Blvd.,

Sierra Madre, CA

(626) 355-7135

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

THE FOLLOWING ARE COMMENTS RECEIVED
FOR THIS MEETING

Joseph Nosrat

Subject: FW: Public comment Request the city conduct a full city Historic Survey

From: Ms Buchanan [mailto: [REDACTED]]

Sent: Sunday, February 25, 2024 1:45 PM

To: PlanningCommission <PlanningCommission@cityofsierramadre.com>

Subject: Public comment Request the city conduct a full city Historic Survey

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

I think this is a PC issue not CC. I saw Mr. Hutt's comment from 5 years ago and wonder why this has not been undertaken by now.

Please do a citywide historic survey, so we can protect those homes that are historic without burdening those that are not.

\$3000 for a home we know has been severely remodeled so that it is unrecognizable over the decades IS NOT HISTORICAL. This fee is an absurd burden especially if we have the original plans in city hall along with the various approved remodeling plans.

I hope more neighbors will speak up.

We are not alone in this.

Thank you.

Ms. Buchanan

Joseph Nosrat

Subject: FW: March 7 Public Hearing Alverno rentals at Villa

From: Ms Buchanan [mailto:████████████████████]

Sent: Sunday, February 25, 2024 2:15 PM

To: PlanningCommission <PlanningCommission@cityofsierramadre.com>

Subject: March 7 Public Hearing Alverno rentals at Villa

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

Our two cents:

1. Suspend the CUP. No more rentals until Alverno does the soundproofing they have been saying they would do for decades and I think is a condition. You wouldn't let me hold parties at my house like they do.
2. Enforce the CUP conditions. If they can't afford it then they shouldn't be wrecking our homes on the weekends and Fridays with the loud djs.
3. Alverno should be charging the same tuition as other private schools not undercutting so that they have to rent the Villa to make up the shortfall. Enough already! Last year was horrible in terms of the noise for us. That bass is unchecked and we feel it.
4. Where is the city website portal for complaints that was discussed? This was a wasted year of frustration with Alverno rentals.
5. Make it easier for neighbors to file a complaint and get some results. The police seem overly burdened. One of the dispatchers is gatekeeping and just makes excuses as if it is her job to judge me and tell me the music is not a problem. Let's not have to call the police. I get that they think this is petty but this is what the Planning Commission said needs to happen and Alverno agreed to not be a burden on the neighborhood.
6. No to 80 decibels would solve a lot of problems. Go back to the original 60 decibels. Also, reviewing our old records from 2009 -2015 shows that Alverno agreed to not exceed decibel levels of 60. Once the people in charge took over Alverno in 2016 the noise, annoying parties and filming problems increased exponentially.
7. Commissioner Yoo needs to recuse himself because he has a child at Alverno. Maybe he already has, if so thank you Commissioner.
8. Shut the doors permanently. I agree with the neighbor who found out the fire department told Alverno the doors should be unlocked. They didn't say the doors needed to be open as the Alverno lady kept saying. She misinterprets everything.
9. Remove the new condition dancing on the terrace!!!! So tired of hearing the yelling by guests trying to be heard over themselves and the drunk sing alongs. The PC has a part in this problem by approving this even after residents got up and played you an example of outdoor dancing and rentals.
10. That woman who is in charge should be fired. She just makes excuses to the planning commission. It is clear she doesn't feel she needs to follow the rules. For the Villa or the school.
11. Remember that we have a cumulative amount of new noise coming from the school now that they are not a high school. This school refuses to build a gym which they need more than anything else. They put a school next to me before making sure their kids had the proper facilities. We are burdened by their poor choices and lack of following their conditions.

Please please please make some concrete changes so we can end this ridiculous 3 year discussion between the neighbors, the city and Alverno's empty promises to do better.

Thanks.

Ms. Buchanan

Joseph Nosrat

Subject: FW: Public Comment on the Villa CUP Planning Commission March 7, 2024

From: Chui Chow [mailto:]

Sent: Thursday, March 7, 2024 2:45 PM

To: Public Comment <publiccomment@cityofsierramadre.com>

Subject: Public Comment on the Villa CUP Planning Commission March 7, 2024

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

Dear City of Sierra Madre Planning Commission and Mayor,

My family has recently received news of a life threatening diagnosis. I welcome the opportunity to submit this instead of attending the meeting tonight. It is a devastating situation that makes the need for some peace and quiet during what could be a long recovery period all the more important to my family.

If I had to pick only three items to see addressed then it would be the noise, the hours and clearing the guests and staff out. I do not feel this has been done with the current CUP amendment. In fact, the conditions are lessened or just been eliminated. I feel like a broken record going before the city and to neighbor meetings with Alverno asking for something to be done about the rental noise and traffic.

The Villa doors should be closed. I beg you to reverse the dancing on the terrace. The noise travels right across Alverno's open grounds to my house and inside. The music from Saturday's event was louder than my TV inside with my home closed up. We couldn't stop feeling the bass.

Why has the Sierra Madre city done away with any consideration of the impact these Villa rentals have had on my Pasadena home and rights for some peace and quiet in this new CUP?

I was part of the community meetings for the first expansion. Alverno's noise studies done at that time resulted in a specific rule for the future gym when it came to dances and sports. The doors must be closed besides showing proof of noise dampening. It's 2024. These rentals are basically like the school dances. It's hours of dancing with a dj just like the school dances yet nothing dampens the sound and bass. I see nothing that truly addresses the ongoing noise intrusions that myself or my husband have had to call the Pasadena police about.

Please do not remove the sound dampening condition. Strengthen it. The table in the agenda shows Alverno's ongoing lack of transparency to say they want the noise dampening condition removed without any proof of implementation. The school does not offer proof with data. I can tell you there is nothing new, or else whatever bandaid they implemented did not work as of this Saturday's event. The music, bass and a man on a mic was even louder than before.

Where is the sound limiter or an ongoing noise level recording?

I feel all rentals and use with music should be stopped until a measurable difference can be made when it comes to sound dampening. This data should be publicly available for review.

Why is my family still calling Alverno's facility person to get the music turned down? Where is the third party not affiliated in any way with Alverno? I have called the phone number the neighbors are supposed to call. No one answered. I was told by the facilities person at a later date that she didn't answer unknown numbers. This is an old excuse she has told the neighbors, or she says the service failed. I use the same cell service, it works. I feel these excuses are just another way Alverno avoids dealing with the problems they create. They don't have to report problems by ignoring my calls.

If Alverno is giving us a number, it should be a third party to call. This is a publicly published number. It is used to conduct business. It is best practice to answer a call, especially during an event with music and a guy yelling on a mic. It's common sense that a call into this number at the time of the evening, when the dj is cranking up the music, or a man is yelling on a mic, that someone could be asking for a volume reprieve.

Your city attorney advised that Sierra Madre had no jurisdiction over Pasadena. That may be true but he left out all he should have advised. Sierra Madre, specifically Alverno, cannot continue to intentionally inflict their noisy rentals and filming so that I, my family and pets, are so negatively impacted. Alverno has no right to willfully and knowingly stop complying with Pasadena's noise code.

What happened to the 60 decibels that Principal Gillick established and agreed to with the neighbors? Try it for a year. Or, at the very least, why isn't the Sierra Madre Planning Commission requiring the monitors abide by your city wide noise code?

I am asking you to stop creating conditions that violate Pasadena's noise code. I never wanted to get an attorney in 1996 to make Alverno turn down the music and stop the trucks from waking us up at all hours. It was the intentional violation of our rights to a peaceful enjoyment of our home that compelled our lawsuit.

Rentals allowed to blast music up to 70 decibels, use microphones and pump bass into my home and property is too much. You can't go by what Alverno's noise consultant (with a bias for Alverno) is advising. His studies used a flawed baseline used for freeways. I don't trust what he says. The Planning Commission should have invalidated his noise models and measurements in his reporting. Pasadena's ambient level is defined as a 15-minute Leq, and the Villa rentals may not exceed the ambient noise level at my property line by more than 5 dB. (Pasadena Municipal Code § 9.36.030(A).) The 2011 mitigation declaration required compliance with Sierra Madre and Pasadena noise code.

I would like to see the dancing on the terrace stopped. Please close the doors. They don't have to be locked but there is no reason for the doors to be wide open because then there is absolutely no way to stop sound from the rentals. Turning the speakers to face the inside is not alleviating the problem. The Planning Commission created mitigation measures in 2011 to counter the noise levels that would negatively impact my home from dances. A noise study at the Villa proved the dances were too loud. These rentals are dances with patrons who can drink and do get drunk and loud.

(As I understand it, Commissioner Yoo will recuse himself as he has direct affiliation with Alverno. Thank you.)

The rentals can be moved to end an hour earlier. Other wedding venues do it and they aren't hurting for business. There is no reason to do away with the 10PM taillights out the gate. Changing this condition for Alverno is a slap in the face of the neighbors who brought their concerns to you over and over, not only about the noise but how late they were going.

There needs to be an earlier start and end to these events. Alverno may claim that their bottom line would be affected. The negative impact to the families and the neighborhood from every event should be the consideration over any bottom line! Having all the trucks and staff leaving so late means it is whenever the last of the catering trucks and staff ramble out of the property and they finally lock the gates! There is no peace for us until the gates are locked and that has been as late as midnight and beyond.

The guests and trucks need to go out the Highland gate as agreed to and previously implemented. Please give us a break from having the headlights of EVERY vehicle shine into my home as they exit the Michillinda gate. My family has to listen to the trucks (especially filming trucks) and party buses creep down the drive, load up, and then back up, beeping all the way back up the driveway into the Michillinda parking lot for delivery and leaving. The backup beeps are so grating and really stresses out my dogs. This situation of closing the Highland gate and directing all traffic to exit through the Michillinda gate creates an immensely negative impact to my family and my Michillinda neighbors. Even the Villa website says they can exit and enter through Highland gate.

I pray for conditions that will bring measurable relief from the Villa rentals, film and parties at a time I need to focus on my family.

Signed,

Chui Chow and Family

Michillinda

Joseph Nosrat

Subject: FW: 3/7 hearing for Alverno rentals public comment

From: Suzie Cue [REDACTED]

Sent: Friday, March 1, 2024 3:33 PM

To: PlanningCommission <PlanningCommission@cityofsierramadre.com>

Subject: 3/7 hearing for Alverno rentals public comment

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

To the Planning Commissioners and city staff.

No more. I vote to revoke the mansion villa permit.

I have grown up with the noise. I moved away and lived close to a school that never made as much noise as Alverno. I have moved back and it's the same old same thing. Alverno doesn't care about the neighborhood. I heard the principal said neighbors were lazy for using Highland instead of Sierra Madre Blvd. I am lazy? I work 2 jobs. I leave and come home via Highland. The parents could be mindful they are in my neighborhood and stop cutting me off or parking in front of my house to pick up or drop off their kids.

Too many conditions have been violated to continue. Require Alverno do another environmental review like in 2011. The city staffer who wrote the that there was no need for a sequa study due to the temporary nature was playing favorites and Alverno was their favorite. I saw this in 2011 with Gabe. The school had to do a sequa in 2009 for dances and parties. No difference. Noise is noise especially cumulative noise.

this building is also a school building being used to make Alverno a ton of money. Alverno refuses to add the stuff they said they would over two decades to fix the noise. The planning commission erred in letting the dancing on the terrace last year. The noise is horrible. Alverno can't turn down the music, the partiers yelling, or fix the bass so I am done with the lies and being called lazy.

No to any more chances to get it right. Revoke Alverno's condition permit as they are not good stewards of the mansion or to their neighbors. The school uses the mansion. The families can pay for it as part of their tuition. Now they lie and let La Salle use the field. No, turn that area back into the basketball courts me and my friends use to get kicked off of.

We all argued cumulative noise issues 15 years ago. We are back at it. I live with the school noise but say no to all the extra stuff. Everyone pays but Alverno. They pay nothing to our city. They pay nothing to us when we try to retrofit our homes. They pay nothing for our health that deteriorates every party every weekend.

Who is the lazy one,? Alverno is. please revoke the mansion villa permit.

Yours, Sue C.

Highland

Joseph Nosrat

Subject: FW: Request to enforce Alverno School condition #3

From: Martin Ericks [REDACTED]

Sent: Tuesday, February 27, 2024 6:18 PM

To: PlanningCommission <PlanningCommission@cityofsierramadre.com>; Jose Reynoso <jreynoso@cityofsierramadre.com>

Cc: Vincent Gonzalez <vgonzalez@cityofsierramadre.com>

Subject: Request to enforce Alverno School condition #3

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

Dear Mr. Reynosa, and City of Sierra Madre officials,

Please stop the use of Alverno School's softball fields by La Salle. It is in violation of one or both of Alverno's CUPs. Some neighbors have inquired with Alverno about La Salle using the softball field. I am not thrilled with what they were told by Ms. Bertaloni.

If you are not the person or place to address this matter then please tell me who or where I should address this problem instead.

1. La Salle should not be using the softball field at Alverno. Nor should St. Rita for football, or their basketball courts by any other school UNLESS they are playing against Alverno. That is how Ken Farfing explained to the city in a public Alverno meeting last year.

#3. Prohibit renting the soccer/softball field to sports groups not associated with Alverno Heights Academy, such as American Youth Soccer Organization (AYSO), or for adult soccer.

2. It is offensive for Alverno to tell neighbors they can do this because:

Alverno is not renting the field.

-It doesn't matter. Condition #3 never intended ANY USE BY OTHER SCHOOLS or GROUPS OTHER THAN THOSE LISTED.

3. *La Salle is a Sierra Madre School*

-NO La Salle is not a Sierra Madre school just because it located on Sierra Madre Boulevard. It is not free. Not everyone can go there. My kids can't attend unless I fork over \$28,000 each, not to mention books, uniforms, sports fees, AP class fees, and other donations.

"La Salle College Preparatory is a private, Catholic college preparatory high school founded and run by the Institute of the Brothers of the Christian Schools in Pasadena, California and located in the Roman Catholic Archdiocese of Los Angeles."

4. *Half the La Salle students are Sierra Madre students attending La Salle.*

-That is a laugh. It still wouldn't make it OK for allowing this use - free, for rent or some other not for pay play which I strongly suspect could be going on.

Good luck to La Salle on their major expansion. It is impressive and so is the tuition they command for those facilities. I am glad my family does not live next to it in Pasadena. We are Sierra Madre neighbors of Alverno that understand there will be use and noise. We are sick to death of Alverno's expansion promises, many public meetings and then every new infraction we get a twisted reasoning for violations just like the Villa rentals. We are tired of having to stay on top of Alverno when they intrude on my home and what my family cumulatively lives with.

Alverno chose to get rid of their fine high school so we have a new k-8 school with more noise, traffic and outside use than ever before. La Salle chose to delete their softball field so why are we having to now put up with the additional tons of cars, the extra non-Alverno noise, rude attendees, trash and even giant busses for the visiting teams taking over our neighborhood?

Please stop this use and sanction Alverno for this flagrant misuse.

I suggest they turn the Alverno softball field back into the basketball and volleyball courts like they use to be for the current Alverno students.

Thoughtfully submitted for your consideration,

Martin Ericks

Sierra Madre resident

Joseph Nosrat

Subject: FW: Villa Del Sol O'Ro CUP amendment Planning Commission Thursday March 7

From: Martin Ericks [mailto: [REDACTED]]

Sent: Wednesday, March 6, 2024 8:18 PM

To: Public Comment <publiccomment@cityofsierramadre.com>

Subject: Villa Del Sol O'Ro CUP amendment Planning Commission Thursday March 7

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

Dear Sierra Madre Planning Commissioners,

I contributed to the amended spreadsheet that should have been submitted by now. It requests the conditions I want returned or amended. I will try not to repeat anything on there but I have a few more questions.

Could someone take a few noise readings that produce graphs, 2 or 5-10 minutes each during an offensive event 25' ft from the speakers? And then compare readings taken at the perimeter?

CUP 8.3 Does not state that there is supposed to be a 3rd party (unaffiliated with Alverno). Who is the event monitor?

CUP 2.25 Who is the security guard? Will there be a security guard, a monitor and a valet all with distinctly different duties, or is this one person three hats?

CUP 5.5 Leaving via Highland gate worked when it was employed and noted on neighbor meeting minutes sent to the city by retired Principal Gillick. It helped to reduce traffic problems then it stopped. I would like to see that gate open for exit and entry.

Sincerely,

Martin

Joseph Nosrat

Subject: FW: Alverno

From: Carolyn [mailto:]
Sent: Thursday, March 7, 2024 10:34 AM
To: Public Comment <publiccomment@cityofsierramadre.com>
Cc: Mark Fleischman < >
Subject: Alverno

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

Dear Commission,

I can't count the number of hours I have spent either writing to you or attending meetings regarding Alverno. What is Einstein's famous quote about insanity? **Insanity is doing the same thing over and over and expecting different results.**

That is precisely what I feel has been going on here. Now, I realize that Alverno has SO many issues that they need to be separated by meetings and resolutions, however, I have no time for that. So all of my realizations will go in this email. I live at [REDACTED] in Pasadena and have lived across from Alverno since 1956. It was NO school then. In the last 15 years, Alverno has been the absolute worst neighbor to those not only living in Sierra Madre, but to those of us living on Michillinda in Pasadena who seem to have no say anymore.

That's your fault. You had an experiment of a year regarding their noise. One of your commissioners did a brilliant Perry Mason on their reps at a Planning Commission meeting and I thought from that, things would be different. In fact, NO!!!! You gave them another chance. Another commissioner said that neighbor were making things up. Really? I have a family member who is a long standing planning commissioner. While I understand you give up valuable family time to do this community service, only ONE of you did their job and went around Alverno on a night when there was an event and came back to the meeting and stated it was very noisy with the noise from the Villa. That was commissioner Hutt. Why don't the rest of you follow suit? How can you even understand this constant issue if you don't go there and hear for it yourselves? Commissioner Spears also noted the traffic issue from Alverno. That has never changed.

With regard to the events, we are senior citizens and we work the weekends. We need to get to bed early in order to rise early for our jobs. As recently as last week, we had to call the police regarding the noise at night. The police said that they would go over there. What a waste of their time! It didn't get any quieter. People are trying to live here. I know others have kept logs of how many times they have called the police over Alverno, but I have lost count and my priorities are elsewhere. I do know that my family members and I have called well over 15 times

during the last year for police help with the noise. I had called Alverno numerous times to bring down the noise; no answer - maybe they couldn't hear the phone over the noise.

As for the traffic- take a look here. Yesterday while making a left turn onto Michillinda, one of the parents of Alverno students blocked the intersection waiting to stay in that line. It caused dangerous conditions and there was a lot of honking. I called the police to come out- they never did. I waited in front of my house and saw the same vehicle pull into the Alverno gates. When is Sierra Madre going to stop catering to this school. Look at all of the things it is doing bad for your city.

I work at Sierra Madre Elementary school which is 3x the size of Alverno. Alverno makes more noise than our school at their recess? Is anyone out there to monitor? I met with Alverno last month with the police chief who doesn't get back to my emails. He came up with some suggestions about the Alverno traffic? Why has nothing been done.

This is entirely too frustrating. We also almost got hit going up Michillinda from a car coming out on Highland because the Alverno traffic was blocking the intersection. That's still happening.

Why do you still continue to allow this?

Why do you still allow them to have music so loud on a Saturday night with bass blasting throughout two cities?

Why are you so afraid to penalize them?

Do something! This is getting old.

Carolyn Halpern

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Dear Ms. Lin,

February 21, 2024

Thank you for the inquiry on the use of the Alverno Heights Academy's (AHA) softball field by the La Salle Preparatory High School girls' softball team (La Salle). We understand that a neighbor on Highland Avenue raised the question of whether the use by La Salle violates the master plan. AHA believes this community use is encouraged by the master plan.

The findings for the master plan (City Council Resolution 23-13) require that AHA, as well as other institutions with master plans, provide additional benefits to the community. AHA has a long history of providing amenities to the community and the City. For example, the school has provided space for the local Boy and Girl Scouts, the Sierra Madre Dance Company, and the Sierra Madre Girl's Softball Team. Master Plan Finding No. 3 indicates that the school's athletic facilities will be available for neighborhood and City uses. AHA and the City have a long standing joint use agreement for facilities use.

Community Services Department Condition No. 3 prohibits the renting of the field to groups not associated with Alverno Heights Academy, such as American Youth Soccer Organization or for adult soccer. This condition was proposed by Alverno in the 2011 amendment to the master plan, since there is a chronic shortage of playfields in Sierra Madre. We wanted to assure the City and the neighbors that the field would not be rented to AYSO and to adult leagues. There is also no night lighting allowed on the field. We do not rent the field to La Salle.

La Salle is a significant community member and serves many Sierra Madre families. Alverno and La Salle are partners in religious, academic, and athletic programming. For example, the two schools have a joint partnership with Pasadena City College on college preparation classes. Many of our 8th grade students are matriculating to La Salle and our partnership is important for the health and survival of both schools.

Thank you for your Support,

Joanne Harabedian



ALVERNO HEIGHTS ACADEMY

February 29, 2024

Honorable Thomas Denison, Planning Commission Chair
232 W Sierra Madre Blvd.
Sierra Madre, CA 91024

Re: Annual Review of CUP 22-03 – Adaptive Reuse of the Villa

Dear Chair Denison and Planning Commissioners,
Alverno Heights Academy (AHA) appreciates the Planning Commission's (Commission) first annual review of the conditional use permit for the adaptive reuse of the Villa for private rental events. Although prior City permits allowed private events for the past twenty-five years, the Commission adopted a new conditional use permit last year, with modified conditions. AHA hopes that the Commission appreciates that the school has been implementing the conditions in good faith. We also appreciate the work of City staff in collaborating with the neighbors and the school on effective solutions.

Independent Event Monitoring

The conditional use permit requires independent event monitors. The Commission expressed concern over Securitas omitting a police response to a Villa event in the City's report. We believe this was a misunderstanding. Securitas noted the police response in their report; however, the police response was not noted on the City's event form. We understand the reluctance to rely on Securitas as the Villa's event monitors.

The City Manager and the Police Chief stepped forward and offered the services of off-duty Sierra Madre Police officers to serve as the event monitors. The Board of Trustees has accepted the City's proposal, and a memorandum of understanding will be entered into between the City and the school outlining the responsibilities of each party. The City Attorney and the school's attorney are currently finalizing the agreement. It should be noted that AHA will continue to employ private security for the events. Securitas will continue to take noise readings as well.

In broad terms the agreement requires that the off-duty officers follow the City's outside employment policies and that each officer have written permission from the police chief for off-duty employment. The agreement establishes a process of communication between the chief and AHA in order to properly schedule the off-duty officers. The agreement outlines the responsibilities of AHA to provide the resources to the event monitors to effectively implement the conditions of approval, including providing hand-held noise monitoring equipment, a dedicated cell phone, event monitor vest, and the like. The event monitors will enter into employment agreements with the school. The school will provide insurance and indemnifications.

The agreement outlines the responsibilities of the event monitor. These include adhering to the conditional use permit, AHA's rules and protocols, SMPD policies, and all federal, state, and local



ALVERNO HEIGHTS ACADEMY

laws. The monitor will be responsible for ensuring compliance with the conditional use permit's requirements, most importantly the noise requirements. The monitor would also interface with any law enforcement official responding to a private event, the neighbors, AHA, and the on-site security guard(s). The monitor would be responsible for notifying the local police department, AHA, and the security guard(s) of any suspicious activity.

Noise Mitigations at the Villa

The Commission discussed the status of the noise mitigations for the Villa. The majority of the historic noise complaints involved summer events when the Villa's doors and windows were opened due to the lack of air conditioning in the Villa. During the Commission's temporary use permit discussions in 2011, one solution was to close the Villa's windows and install central air conditioning. However, it was found that due to the age of the Villa's electrical system, the structure was not capable of being retrofitted for central air conditioning.

Since that time, the school has upgraded the Villa's electrical system. We now close the windows and the shutters when the event music starts inside the Villa. The school has also installed thick draperies inside the Villa to baffle noise and the drapes are kept closed during the event. With the change in air conditioning technology, AHA purchased portable air conditioning units for the events. The Sierra Madre Fire Department requires that three doors be kept open during the event for emergency exiting. AHA believes that we substantially comply with this prior condition and that it should be eliminated. Section 3.6 (Sound damping measures) have been implemented. We are happy to have the commission visit the Villa to view the mitigations.

Automated Noise Monitoring

The Commission mentioned automated noise monitoring at the November 16, 2023, meeting. AHA researched this system and determined that it is primarily used for management of short-term rental lodgings. The school decided to retain Resonance Acoustics to review available equipment and software more suitable for the Villa's events. Resonance Acoustics identified the vendor Sonatas Systems, who provided a proposal for four automated sound monitors, with solar power and back-up batteries. The initial first year costs were estimated at \$50,400. This amount did not include the costs of installation. There were some unknown issues, such as the availability of WIFI to the monitors, which would need to be studied in the field. The proposal also did not include the ongoing annual costs of software and noise monitor calibration. The Board of Trustees discussed the proposal and felt it was prudent to employ the off-duty officers as event monitors first, prior to investing in an untested and expensive noise monitoring system.

Comments on the Resolution of Approval

To assist the event monitor in implementing the time of use requirements, and for transparency purposes for the neighbors, the school recommended that the time of use requirements be arranged as follows:



ALVERNO HEIGHTS ACADEMY

2.2 Time of Use

2.2.1 *Friday and Saturday events shall begin no earlier than 8:00 a.m. including event preparation. All events shall end no later than 10:00 p.m.*

2.2.2 *All event music shall end no later than 9:30 p.m.*

2.2.3 *All event guests shall depart by 10:00 p.m.*

2.2.4 *Event clean-up shall end no later than 10:30 p.m.*

2.2.5 *Event Monitor, AHA representative, and security guards are exempted from these time restrictions.*

AHA provides the following comments and suggestions on the Noise conditions:

3.0 Noise

3.1 *No live bands are permitted either outdoors or indoors.*

3.2 *Instrumentalists playing stringed instruments may be amplified in compliance with the Sierra Madre Noise ordinance. (Note: On occasion the harp needs to be amplified)*

3.3 *All outdoor amplification must comply with the City's Noise Ordinance and is permitted for religious services, the exchange of wedding vows, processional, and recessional music.*

AHA disagrees with the proposed 10-minute limitation on processional and recessional music. This restriction appears to be arbitrary and will be difficult to enforce.

AHA suggests the following language for alcohol service:

4.0 Alcohol

4.2 *Alcohol shall not be served during the last hour of the event.*

Summary

The city has recognized the importance of allowing the adaptive reuse of the Villa. The City's historic preservation ordinance encourages the Commission to work in partnership with property owners to create financial incentives for the preservation of historic structures. There is no argument that the Villa is one of community's important historic landmarks. The conditional use permit assists AHA in generating revenues to support the Villa operations, maintenance, and restoration. Loss of revenues from the private rental events would jeopardize the use of the Villa for both secular and non-secular uses, including Catholic religious events for the school and for the rental events.

AHA believes it has substantially complied with the requirements of Conditional Use Permit No. 22-03. We appreciate the City Manager and Police Chief offering the use of off-duty officers as event monitors. We believe that this program will go a long way in providing accountability for the neighbors and in providing information to the Commission on the impacts of the Villa on the neighborhood. We also believe that is prudent to allow time for the event monitors to become proficient in the various City, school, federal, and state requirements.

We appreciate your consideration of our request.

Sincerely,

Joanne Harabedian
Head of School



ALVERNO HEIGHTS ACADEMY

cc: Mr. Jose Reynoso, City Manager
Ms. Clare Line, Planning Manager
Mr. Aleks Giragosian, City Attorney
AHA Board of Trustees



Sent using Sierra Madre website portal [REDACTED] on March 6. Portal use to come up if tap on envelope under the box with PC. Now it's broken

Public comments for March 7 Planning Commission Villa CUP

To the members of the Sierra Madre Planning Commission,

What we are dealing with is the Catholic colonialism to conquer the surrounding neighborhood. My wife and I have lost five neighbors because they moved away. They got fed up with the new school and the noise from the weekends, and now my neighborhood is missing what we moved here for as more homes become rentals or short term leases. Where are the protections under the General Plan from this? What started out was a few weddings along with an occasional school dance. There was an occasional film shoot that never brought the crews and equipment they have now. The film liaison was a sweet elderly woman who would let us observe and offered a snack off the catering truck.

Now I don't care who films. I for one have had it with these rentals. If isn't a wedding it will be a film at 5AM approved because the outfit bought signatures. I reread my October 18, 2023 letter. I do not see any reduction in weddings in the proposed amendments.

Please strengthen the CUP and return the items Alverno negotiated with us from the start. I shouldn't have to hire an attorney this time around in order to be heard so I don't have to hear or feel the weddings.

Instead of beating a dead horse I would like to conclude with myself and my wife as having contributed to the table of edits and comparisons you should have, or will be sent via Ms. Steves.

No more wasting the city's time with mamby pamby with conditions that are skirted and ignored. The conditions should be enforced with penalty when violated or cancel the CUP altogether.

Sincerely, R. Herbst
Grandview Sierra Madre

3/7/2024

Dear Planning Commission,

This is public comment on the Annual Review of the CUP to amend conditions of approval for private rental events and filming at Villa del Sol d' Oro located at AHA.

My name is Bob Nydam and I reside at [REDACTED] across the street from AHA. I have lived here for over 20 years and was a part of the negotiations with the school in 2009 in which we made reasonable and effective agreements & conditions so that the school's non-education related activities such as weddings and filming will not reasonably interfere with surrounding and adjacent properties and that AHA non-educational uses are compatible with the neighborhood in which it is located.

First, I want to voice my full-throated support for the Alverno Heights Academy and the education they provide to children Pre-K through 8th grade. I have multiple friends with children at AHA and they are very happy with the educational experience their children are having. In the past AHA has painted the neighbors as being against the children and their educational mission. I want to dismiss this falsehood and reiterate that I support the school and all their many educational activities and mission.

The surrounding and adjacent neighbors are just that "neighbors" to AHA and in turn AHA is our "neighbor". It is essential that "neighborly" spirit be the center of all changes to the CUP. My family lives in Sierra Madre because it is a wonderful small town with kind and considerate neighbors. We strive to be a good neighbors to AHA and we hope AHA does the same.

Let me explain where this sense of being "neighbors" over the last 20 years has been stretched and at times broken. Neighborly conflicts, large and small, consistently happen NOT regarding the many and varied educational activities at the school but in the cumulative effect of these educational activities and the extraneous non-educational activities such as weddings, filming and unauthorized use of the sports fields layered on top. As our neighbor, AHA, needs to be considerate and neighborly in these "CUMULATIVE" effect issues of adding weddings, filming and non-AHA sport field usage on top of the many and varied appropriate educational activities on campus.

Of course, the large fissure between the neighbors and AHA occurred in the late 2000's when the wedding & filming location businesses at the school were simply incompatible with the neighborhood and interfered with the enjoyment of our homes. The neighbors were reasonable in negotiations to remedy the lack of neighborliness on the part of AHA. We did not request the wedding and filming location rental businesses the school operates be eliminated but to be managed & contained so AHA can retain the additional reasonable revenue for the school. These conditions and agreements have been effective and reasonable. I am concerned about AHA attempting to amend and change these agreements. To quote the old adage---" if it ain't broke, don't fix it." These agreements have been effective and reasonable for going on 15 years and I am

concerned about the changes proposed. The only changes I can support are ones that enhance specificity to the conditions not changes that make them vaguer and more open to interpretation.

I would address item number 3.3 specifically. I agree with the Planning Commission edit but disagree with the AHA edit. The PC edit provides clarity to a somewhat vague condition. The AHA edit makes the condition vaguer, more difficult to enforce & wide open to interpretation and abuse. I support the PC edit on item 3.3 and I request the PC reject the AHA edit on item 3.3. I also agree with the PC edit in that the amplification use outside is time limited to 10 minutes. The AHA edit opens the door for unlimited use of outdoor amplification as their edit is vague and wide open to interpretation.

The spirit of this condition is to keep as much of the noise as possible inside the villa. It is my sense that AHA is attempting to make these conditions vaguer and more open to interpretation in order to be able to increase the use of amplification outside the villa. These agreements were established between neighbors and have worked. There is no need to amend them.

Lastly, I would like to give a current example of the cumulative effect referenced earlier. I acknowledge this is not related to the PC's activities this evening, but it illustrates the "cumulative effect" point. Recently, AHA provided usage by the La Salle girls softball team for their 9 home games this season. These are NOT AHA games, families or students. This fills little one block Wilson St. with cars, traffic and buses that otherwise would not be there. LA Salle is not a Sierra Madre school or sports program. This is a violation of their agreements on the usage of the sports fields as they are limited to AHA teams and the city sports programs. AHA claimed that because the Sierra Madre Rotary club recognized LSHS as a "Sierra Madre" school that gave them the authority provide use to LSHS & to violate their own field usage conditions. LSHS is a Pasadena school with students attending from all over LA not just Sierra Madre. AHA also claimed that because the field is not being "rented" that they were within their authority to permit the usage of the field. From a commonsense perspective it is clear this is disingenuous and "splitting hairs" on the part of the school as they run loose in their interpretation of their conditions. My resistance in supporting any amendments to the CUP that are vaguer and more open to interpretation is that AHA will look for "loopholes" in vaguer conditions in order to violate of the spirit and letter of the condition for their own purposes and not act as considerate neighbors, as exemplified in the LSHS softball usage narrative.

I appreciate your consideration of my public comment.

Best,

Bob Nydam


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I appreciate your consideration of my public comment.

Best,

Bob Nydam


PUBLIC COMMENT

Leesa A. Puleo - [REDACTED]

Planning Commission Meeting
March 6, 2024

I wholeheartedly believe the Planning Commission should revoke the Alverno Heights Academy (AHA) Conditional Use Permit 22-03 based on the following:

- Code Violation: Conditional Use Permit 22-03, Planning Condition #6, Facility Rental
- Code Violations: Municipal Code, Chapter 5.36, Commercial Photography and Motion Picture Filming and Conditional Use Permit 22-03, Film or Photography Activity Conditions 1.0
- Code Violation: Conditional Use Permit 22-03, Conditions of Approval, 5.0 Traffic and Parking
- Code Violation: Conditional Use Permit 22-03, Conditions of Approval, 2.0 Time of Use
- Potential Code Violation: Temporary Use Conditions 3.6 Sound Dampening Measures
- Overuse of the Villa and Historical Grounds for Financial Gain

Additionally, I believe AHA should not be allowed to edit the original language of Conditional Use Permit 22-03 to include outdoor amplification, increased use of microphones, and increased time of use, based on the fact that they have violated the conditions of the existing permit and current rental activities already negatively impact neighbors in areas of traffic, parking, noise, bass vibration, property damage, etc.

CODE VIOLATION: CONDITIONAL USE PERMIT 22-03, PLANNING CONDITION #6, FACILITY RENTAL

The AHA Conditional Use Permit, Planning Condition #6, prohibits Alverno from renting the soccer/softball field to sports groups not associated with Alverno. It is my firm belief that AHA is violating Conditional Use Permit 22-03, Planning Condition #6, by renting their sports facilities to La Salle High School. I presented my concerns at the Planning Commission meeting on February 15, 2024 (*see below*).

Planning Commission Meeting Speech, February 15, 2024, Presented by Leesa Puleo

I live at 672 West Highland, across the street from the Alverno soccer/softball field. The Alverno Conditional Use Permit, Planning Condition #6, prohibits Alverno from renting the soccer/softball field to sports groups not associated with Alverno. I believe Alverno violated this condition this afternoon. There was a La Salle High School softball game today at 3:00 on the Alverno softball field and another one scheduled for tomorrow. Neither game is posted on the neighbor calendar. I clearly heard the screaming from my home office which impacted my ability to concentrate on my work.

When asked, Chairman Farsing said they aren't "renting" the field to La Salle but letting them use it for FREE. So, technically, they may not be receiving money, but I believe they are absolutely violating CUP item #6. The Chairman did not comment on the duration of this arrangement, but La Salle is currently removing their baseball field and building a practice gym, aquatic center, performance arts and sound stage building, field house, and an Olympic-sized outdoor swimming pool. All softball and baseball activities have ceased on the La Salle campus and moved to Alverno. The La Salle 15-year master plan for the project was approved by the city of Pasadena in 2017, and I believe Alverno was "in the loop" before Alverno submitted their last cup & master plan application.

Alverno will inevitably say that they are somehow “associated with” La Salle, which is certainly a feeder school, but I don’t believe this is what is implied in the term “associated with” in CUP Planning Condition #6. Alverno is now a TK-8 school and La Salle is a high school. La Salle is outside of Sierra Madre’s borders and is NOT a member of the same sports league as Alverno. Alverno is in CYO (Catholic Youth Association) and La Salle is in CIF (California Interscholastic Federation).

They are going to say that there is no impact on Alverno neighbors if La Salle is using the softball field, but, of course, there is. Today, I heard the screams, whistling, and cheers of young adults, coaches, and dozens of spectators while I was trying to work. I can hear the constant ping-pong of the ball on the aluminum bats. 3rd base foul balls go outside of the Alverno’s property and onto my street. Attendees are parked on my street and Wilson, and Grandview, and Michillinda, and preventing some of us from parking outside of our own homes. And there’s traffic, a lot of it, and we just want to get home from work and not have to deal with traffic on our own streets.

I fear this is a slippery slope and Alverno will open the field to others not associated with the school. Visitors don’t understand agreements that are in place with Alverno regarding parking traffic and noise and will absolutely violate CUP and other regulations. Sure, high school sports are important, we can all agree on that, and La Salle is definitely an important part of the San Gabriel Valley community, but I don’t think Alverno neighbors should be impacted by La Salle’s expansion efforts which will increase their school campus by 84,000 square feet and bring financial benefit to La Salle and their constituents and the city of Pasadena.

It’s all about the CUMULATIVE EFFECT that neighbors are subjected to as a result of Alverno’s TK-8 school and sports activities (both during school and after school), the Sierra Madre softball league, City activities, villa rentals, filming, religious activities, and NOW allowing others schools to use their sports facilities.

I REQUEST REVOKING THE CUP PER CONDITION 5.2.1, that the permit was obtained by fraud AND the violation of Planning Condition #6. Or, at the very least, add the issue to a future meeting and further clarify outside use of the property and revise the CUP.

Thank you.

CODE VIOLATIONS: MUNICIPAL CODE, CHAPTER 5.36, COMMERCIAL PHOTOGRAPHY AND MOTION PICTURE FILMING AND CONDITIONAL USE PERMIT 22-03, FILM OR PHOTOGRAPHY ACTIVITY CONDITIONS 1.0

According to Sierra Madre’s Municipal Code, Chapter 5.36 – Commercial Photography and Motion Picture Filming, 5.36.065 - Area standards, timing: film or photography activities are limited to the hours of 7:00 a.m. through 10:00 p.m. Monday through Saturday. In February of 2024, I received the following COURTESY notices of intent to film (*see below*) which clearly state that filming activity will occur at 5:00 am, two hours before code allows. These should not have been labeled COURTESY notices but APPROVAL notices as neighbor signatures would be required for the filming to occur before municipal code would allow. I am absolutely certain that neighbors have no idea what is contained in the current Commercial Photography and Motion Picture Filming code because it was significantly changed just a few months ago and hours of activity modified. I do not believe neighbors realized that their signatures would allow AHA and Universal Television to break municipal code. I purport that AHA and Universal Television purposefully duped neighbors into signing forms by not adequately providing them with the new code changes to allow their informed consent and, therefore, violated Municipal Code, Chapter 5.36, or, in the very least, lacked appropriate transparency.

I refused to sign the approval form and wrote “absolutely not” across the signature page and taped it to my door. For the next three days, the Universal Television representative proceeded to knock on my door in an attempt to convince me to sign and give my approval for the 5:00 am start time. I refused each time (*see below*).

Universal Television

100 UNIVERSAL CITY PLAZA UNIVERSAL CITY, CA 91608
PHONE: (818) 733-2233

THIS IS A COURTESY NOTICE OF INTENT TO FILM

January 10, 2024

The City of Sierra Madre has received a permit request from *Universal Television* to film scenes for the project "*Hacks S3 Restart*" on Monday January 22 from 7AM to 7PM at:

➤ 200 N Michillinda Ave

Activities: Exterior dialogue, camera and equipment on sidewalk. Drive ups on property. Catering on soccer field. Trucks on property.

PREP: 1/19 7AM-7PM, 1/22 5AM-7AM (Work trucks and catering landing for prep only. *NO filming at this time*)

FILM: 1/22 7AM-2PM

STRIKE: 1/22 2PM-7PM

We understand the impact that filming can have on a neighborhood and want to assure you that we will work hard to minimize our presence by demonstrating extreme care and consideration while we are your guests. We have applied for the necessary permits and maintain all legally required liability insurance. If you have any questions or concerns regarding this project, please do not hesitate to call me.

Thank you,

Kyle Sucher
Location Manager
818-720-2258
krslocations@gmail.com

Universal Television

100 UNIVERSAL CITY PLAZA UNIVERSAL CITY, CA 91608
PHONE: (818) 733-2233

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*****REVISED: ADDED PREP DATE 1/20*****

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➤ 200 N Michillinda Ave

Activities: Exterior dialogue, camera and equipment on sidewalk. Drive ups on property. Catering on soccer field. Trucks on property.

PREP: 1/19 7AM-7PM, *****1/20 7AM-10PM*****, 1/22 **5AM-7AM** (*Work trucks and catering landing for prep only. NO filming at this time*)
FILM: 1/22 7AM-2PM
STRIKE: 1/22 2PM-7PM

We understand the impact that filming can have on a neighborhood and want to assure you that we will work hard to minimize our presence by demonstrating extreme care and consideration while we are your guests. We have applied for the necessary permits and maintain all legally required liability insurance. If you have any questions or concerns regarding this project, please do not hesitate to call me.

Thank you,

Kyle Sucher
Location Manager
818-720-2258
krslocations@gmail.com

★ PLEASE LEAVE FOR END OF DAY PICK UP OR EMAIL TO: ★★
Film Permit Application
Signature Sheet
 CWFILMSURVEYS@gmail.com



City of Sierra Madre
 Film Division
 232 W. Sierra Madre Blvd.
 Sierra Madre, California 91024
 (626) 355-5278
 www.cityofsierramadre.com

NOTICE TO THE PUBLIC - Thank you!

This signature sheet may be circulated by a paid or volunteer signature gatherer. The City of Sierra Madre is not responsible for verifying the accuracy of the name, address, or signature below. You may view the Signature Sheet and confirm its accuracy by visiting www.cityofsierramadre.com.

I understand that Universal Television "Hacks S3 Restart" (Film Company) has requested a film permit from the City of Sierra Madre to film on Monday January 22 through _____ from the hours of 5AM to 7PM. The filming will take place at 200 N Michillinda Ave.
 PREP: 1/19 7AM-7PM, 1/22 5AM-7AM
 STRIKE: 1/22 2PM-7PM

I also understand that a minimum of _____ of residents within 250 feet of the perimeter of the property on which filming is to take place must consent before the permit will be granted. I, the undersigned, consent to / oppose filming in my neighborhood for the above dates, times and location. As the tenant of the undersigned property, I confirm that I have the legal right from the property owner to allow filming at / on this property and am over the age of 18 years.

★ NAME (Please Print)	ADDRESS	SIGNATURE	APPROVE
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No

ABSOLUTELY

NOT

Resea Puel

I, CHRISTOPHER WEBB, declare under penalty of perjury under the laws of the State of California and the Sierra Madre Municipal Code that the foregoing is true and correct. I personally circulated the attached signature sheet for signing. I personally witnessed each of the appended signatures being written on the petition. To my best information and belief, each signature is the genuine signature of the person whose name it purports to be. The appended signatures were obtained between the dates of 1/10 and 1/15 inclusive.

Signature: *[Signature]* Date: 1/1/24

I am also convinced that the needed percentage of residents agreeing to the 5:00 am filming was NOT secured by Universal Television. A quick audit of the signature pages indicates that there are two signatures for [REDACTED] Avenue (*see below*). I know the owner personally and he is a single man and lives alone. If another person signed the form, he/she absolutely does not live there and should not be counted in the percentage of approvals. I did not have the time or the energy to evaluate the authenticity and legitimacy of all of the signature pages.

NAME (Please Print)	ADDRESS
J. Testers	[REDACTED]
Chris McAlamy	[REDACTED]

NAME (Please Print)	ADDRESS
MILLY CHUNG	[REDACTED]

Additionally, the times posted on the AHA website for filming are as follows: January 20, 2024, 1500 – 2030 (3:00 pm – 8:30 pm) and January 22, 2024, 0500 – 2200 (5:00 am – 8:00 pm) (*see below*). The dates and times are inaccurate as film crews were scheduled to be on campus on January 19 and 22, 2024 (5:00 am/7:00 am – 7:00 pm). It cannot possibly be that difficult for AHA to post accurate information and so absolutely bizarre that the times would be indicated in military time when no other events are posted in this manner. AHA’s attention to detail and/or transparency is severely lacking in this area.



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[All-Stars Gala](#)

The dates that are underlined represents what events were booked prior to new CUP.

Production Photography / Filming:

11/15/2023 – Hobbs – Hours at location 0900–2100 – City Permit Received 11/13/23

1/20/24 – CBS Universal – Hours at location 1500–2030 – City Permit Received 1/19/24

1/22/24 – CBS Universal – Hours at location 0500–2200 – ""

CODE VIOLATION: CONDITIONAL USE PERMIT 22-03, CONDITIONS OF APPROVAL,
5.0 TRAFFIC AND PARKING

Although AHA has a published Traffic and Parking Mitigation Plan, they do NOT adhere to it. Neighbors have been arguing this point for over a year, yet, AHA maintains that they follow their plan closely. AHA absolutely does NOT alternate the use of the Michillinda Avenue gate and Highland Avenue gate for points of entry and exit for special events. This is not a he said – she said argument, it is fact! Aside from my own personal observations, event monitor forms, **written and initialed by the Facilities Director**, indicate that ONLY the Michillinda gate has been open at the end of events; Wilson Street and Highland Avenue gates have NEVER remained open past 4:45 pm according to the published event monitor forms. The plan indicates that the Michillinda gate closes 30 minutes after the ceremony, which is absolutely untrue, as the Michillinda gate remains open throughout the entire event and is not closed until 10:30 pm and beyond. Michillinda neighbors must endure traffic impacts during every single rental event. The plan indicates that the Highland gate opens at 12 pm, yet, published event monitor forms indicate that the Highland gate has, in fact, opened well before 12 pm during rental events. On November 4, 2023, the Highland gate was opened at 9:30 am, on November 18, 2023, the Highland gate was open at 8:00 am. The Wilson gate is consistently opened at 8:00 am during rental events and AHA cannot control where vendors enter the property. Vendors also are not always required to stay for the entire event and AHA cannot control where they exit the property as they will use any gate that is open at the time of departure.

Additionally, the Villa's rental event website (<https://villadelsoldoro.org/weddings-events>) indicates that individuals should enter and exit through the Highland Avenue gate, which does not follow the traffic and mitigation plan. Visitors and vendors follow the website instructions and are confused when the Highland gate is locked. Vendors inevitably honk their horns to be let in, which is particularly bothersome to myself and other neighbors in the early morning when deliveries are made.

Neighbors, including myself, continue to feel and hear the idling of large trucks and the honking of frustrated vendors, party busses, and event guests. I have NEVER witnessed a traffic monitor or valet during a rental event and I can see the property clearly from my home and while on my daily run. As a result, AHA visitors and vendors are often confused and ask me for assistance on how to enter the property. On September 2, 2023, in particular, a photograph was taken at 5:53 pm of a party bus parked on Michillinda Avenue and a wedding party exiting the bus (*see below*).

These facts are undeniable and provide conclusive evidence that AHA does not consistently follow their traffic and mitigation plan.



CODE VIOLATION: CONDITIONAL USE PERMIT 22-03, CONDITIONS OF APPROVAL,
2.0 TIME OF USE

The AHA Conditional Use Permit, Planning Condition 2.0 Time of Use states that all Friday or Saturday rental events shall begin no earlier than 8:00 a.m., including setup, and end no later than 10:00 p.m., including take down, with all music ending not later than 9:30 p.m. I believe AHA continues to violate this condition on a regular basis during rental events. I have personally witnessed and heard individuals on campus well after 10:45 pm. An audit of the most recent published event monitor checklists, from October and November of 2023, indicate that events ended at 10:30 pm. The Michillinda gate is reported to have been closed at 10:40 pm, 10:50 pm, and 11:00 pm. The event monitor checklists from October 28 and November 4, 2023 have omitted gate closure times. So, either the actual times of event endings and gate closings violated the CUP condition, or the AHA and Securitas employees are reporting incorrectly or purposefully omitting information. I do believe, however, that this is indicative of ending times after 10:00 pm. (This argument is probably moot as I have just found out that off-duty Sierra Madre police officers will, or have been, hired to monitor AHA events.)

Additionally, I feel it is preposterous for AHA to ask to change any CUP condition related to time of use (*see The Villa Conditional Use Permit – Section Edit Comparison*) after months spent discussing the impact of events on neighbors, determining an appropriate time frame for rental events, and AHA's lack of adherence to the current CUP conditions. I believe extending the time of use in no way affects the amount of revenue AHA receives for an event. Any changes would simply be more convenient for AHA and more impactful to neighbors due to the noise of AHA and catering staffs and their vehicles after 10:00 pm.

POTENTIAL CODE VIOLATION: TEMPORARY USE CONDITIONS 3.6 SOUND
DAMPENING MEASURES

AHA has indicated that they have implemented sound dampening measures and, perhaps, they have, but I believe there have been absolutely no changes in event noise and bass vibrations heard and felt by neighbors. Police were contacted during the most recent school event, the AHA annual gala, on March 2, 2024, due to the screaming, cheering, and whistling of guests, amplified voice of the auctioneer, and pounding bass of the music. There are no published noise readings for this event, as it is not required per CUP 22-03, so I am unable to compare readings from this event and previous rental events. But I can assure you, that there have been no significant changes to date. I do not believe that this condition has been met and should not be removed from either CUP 22-03 or Temporary Use Conditions at this time. I believe AHA should be required to demonstrate noise dampening procedures already in place and/or present a timetable and budget for improvements to their current sound dampening measures. I believe the Planning Commission should review current and past sound readings to determine if sound dampening measure are truly mitigating event noise.

OVERUSE OF THE VILLA AND HISTORICAL GROUNDS FOR FINANCIAL GAIN

The current AHA Master Plan indicates the following:

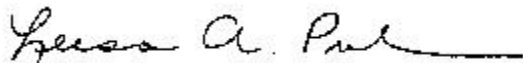
Today, the Villa is an important part of Alverno's everyday activities. It is not uncommon to find photography classes taking pictures on the terrace or find writing classes creating a story about the Barlow family. Alverno's choir holds their practices in the Villa, as does the dance class. The Villa serves as the location for the school's Winter Formal, the annual Christmas Candlelight Celebration, the Mother-

Daughter Tea, and Father-Daughter Dance. The Villa is also used by the Alverno Parent Teacher's Association (Lower School) and the Alverno Parent Association (Upper School) for meetings and events.

The Master Plan also states that the Villa is used for "general administrative offices and activity center". These statements imply that the Villa is used daily for educational purposes and student activities. AHA purports that the revenue from rental activities should pay for the bulk of costs related to operation, maintenance, preservation and restoration costs of the Villa based on SMMC 17.82.020, Adaptive Reuse of Historic Landmarks 17.60, and Sierra Madre General Plan L47.3. Conversely, I would argue that a significant portion of costs should be paid for by student fees and fundraising efforts, as it is utilized daily by students daily, and should be included in their operating budget. I believe the bulk of the wear and tear of the Villa is caused by the students and, therefore, should be supported by tuition and fundraising efforts and not solely on rental income.

The City Council and Planning Commission agree that there is a demonstrated need for income generated from rental activities in order to maintain and restore the Villa and historic grounds and I am not arguing against this in any way. I am, however, maintaining that AHA takes advantage of this need and significantly overutilizes the Villa for financial gain and not strictly for Villa related costs. Twenty-six rental events will yield AHA approximately \$256,000 annually, which is far and above what is actually spent on the Villa. Neighbors, including myself, have provided significant written and verbal arguments suggesting that the excessive number of private rentals interferes with the use, possession and enjoyment of our properties and negatively impact the quality of our lives, yet, AHA continues to be allowed to continue such behavior under SMMC 17.82.020, Adaptive Reuse of Historic Landmarks 17.60, and Sierra Madre General Plan L47.3.

Thank you for your time.

A handwritten signature in cursive script, reading "Lisa A. Paul". The signature is written in black ink on a white background.

Joseph Nosrat

Subject: FW: Tonights review of Alverno Villa CUP review - Public comment

From: msrosadella@yahoo.com [mailto:]

Sent: Thursday, March 7, 2024 12:42 PM

To: Public Comment <publiccomment@cityofsierramadre.com>

Subject: Tonights review of Alverno Villa CUP review - Public comment

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

Dear Sirs and Madam Commissioners.

I am guessing Alverno has stopped having weddings prior to this meeting so we neighbors will forget how extremely upsetting the year of 26 rentals were. My family have been able to use our heated patio, have family over - inside and out in the garden, opened our doors and windows for fresh air, gathered without being interrupted or turn the tv up full blast in an attempt to not hear what goes on across the street. That was until Saturday. Even though it was a school event, it was at the Villa and a great reminder of the impact my family want to see eliminated.

I asked for my recommendations in my October and November 2023 letters be part of the neighbor edits. Upon review of the table I would like to ask

the Planning Commissions do you really feel your edits will not only address BUT actually fix what my family needs fixing for our peace and quiet?

". . . the worst nuisance of these rentals - the loud dance music, the DJ and bass"???

"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." This methodology in the CUP is all wrong and leaves it open for the guy to take readings with barriers in front of him or at times there is a break in the music.

*"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.**"*

" 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." Alverno has a history of saying what the Planning Commission wants to hear but then not doing what was expected and that is my family's reality.

"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. Shut the doors, turn down or add a switch to stop the music if it gets too loud and stop the dancing outside."

"The Alverno monitor and their board of trustee showed (or feigned) ignorance of their own conditions of operation. Don't reward them. This nonsense has been getting worse and worse through the decades." On this last one alone I feel the CUP should be revoked. I asked my neighbors to add these items into the grouped concerns.

My family doesn't hear the weddings or receptions at the church on the corner. Besides Lavendar marketplace, what other wedding reception venues in town get these kinds of noise complaints? What other historic property has this many weddings to pay for the upkeep and a school? My family was invited to a wedding a few towns over at a beautiful mansion. There were some tables in the courtyard but when the dancing started all guests were asked to come inside. I inquired and was told their conditions mandated all dancing was to be indoors. It also let the catering staff breakdown and clean up so they could leave at a specified time and not disturb the neighbors. Alverno should do the same.

Why don't you fine Alverno for noise disturbances? This all about money. It's quite a motivator. Universal studios has noise conditions due to their expansions. They told my niece who performed there at one hour they needed to be at or below a certain decibel and by the next hour it was even lower. If the neighbors complained they could be fined. She said they were getting ready for the Christmas shows and very strict about time and noise during the practices which were out of doors. No shows were scheduled past those hours either Their last show out of doors was at 9PM and it was 15".

Please add a problem I had with the filming to the neighbor edits. Stop allowing films to offer to pay for signatures or engage in subversive behavior to cajole or lie to get signatures. There were so many weddings Alverno couldn't let filming occur but the very first one they did a guy tried to pay me for my signature. He never gave me a sheet to sign, he came back and went to my daughter-in-law and tried to get her to sign. She explained she didn't live here to which he said it didn't matter that she was family. The nerve!!! The guy woke up my son trying to sleep for a night shift and said I told him it was OK so he signed. Again, the nerve!!! The lies!!! We were woken up when the trucks rolled in so I guess they paid or lied their way to the 75%

If it's this hard to address all of the horrible impacts these Villa events and filming have on us then consider how hard it is to constantly deal with this as overuse of the property. If it's not excessive tree trimming on the weekends without weddings, it will be the parents parking all over to pick up or to watch the daily sporting events after school then it's the noise from the sports the high schools girls didn't engage in. It's more than the weddings or filming but I find these the worst on my weekends.

Not only have Alverno rental conditions been violated so has the school CUP. Keep that in mind because separately the school appears to have less of an impact but I will address that in April. I hear the principal is calling us neighbors lazy for not letting her parents have run of the surrounding streets. Personally I find that an offensive affront to all that we have endured since having this new school shoved in our face and into our homes without the appropriate environmental review. They won't even deal with the weeds and moles in the parkway that is a condition and now my yard is infested.

So much for Commissioner Spears asking the school reps at one meeting to go back to their parents and ask them what can be done to better relations. Or maybe he asked the parents to go back and ask that of their administration. It starts at the top and the new principal has made her elitist attitude one I have no tolerance for. My religion teaches LOVE THY NEIGHBOR don't look upon them as lesser or insignificant.

Warm Regards, Ms. Rosadella and extended family

Joseph Nosrat

Subject: FW: 3/7 Public comment Villa CUP submit for tonight's meeting

From: Will Serrano [mailto:████████████████████]
Sent: Thursday, March 7, 2024 2:25 PM
To: Public Comment <publiccomment@cityofsierramadre.com>
Subject: 3/7 Public comment Villa CUP submit for tonight's meeting

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

Please accept my comments in addition to the neighbor edits which you should have a copy of now.

The conditions of the Villa CUP were violated. Is this the process to revoke the Conditional Use Permit? I thought we were getting somewhere when Commissioners Simcock and Hutt came out to experience the level of loudness. Or when Commissioner Pevsner noted how annoying it was to be at a friends with the bass pumping from a venue across the street. Welcome to my world.

I really don't want to argue decibel levels since I don't own a noise reader. I know where to borrow one. But do I really need one to determine that the pounding I am feeling in my living room or the songs lyrics I can make out from my bedroom are a noise violation? No I do not and would like enforcement to understand that too is part of the noise code.

This is not an issue with the school but how their board, principal and other staff feel they are entitled to make me give up my weekends. I am actually run out of my home with how loud these get. I don't want to argue with a monitor who is employed as staff at the school who tell me that it's within the code. It's not and I can't educate every new monitor. Turn the music down, and adjust the bass. This is a historic building that was never built for the new subwoofers and speakers.

I am sure Alverno wants us neighbors to get fed up and quit. Some folks have given up as they said that nothing changes. For that reason I helped craft the spread sheet to show I am not moving.

I ask that the school come up with a new and quieter way to fund their Villa since it is not just a wedding and film rental. The master plan that states it is extensively used for school classes, events, and so on. I am sick and tired of these endless meetings and waiting for something to fix the problem. Why am I having to pay for this school and their white elephant. I want our city budget and staff to be working on other things that need fixing like the streets.

I will wrap this up by saying the amount of time everyone has spent on this is ridiculous. The only one that benefits is the Villa. I feel railroaded every time I watch the meetings and have provided my input yet my weekends are still ruined. Thank you for your continued efforts to fit a square peg in a round hole but it hasn't been working and I for one don't want to repeat of the last trial period for the Villa rentals.

Yours,
W. Serrano
Sierra Madre

March 5, 2024

Comments sent to planningcommission@cityofsierramadre.com

Re: Public Comment to be considered for a hearing of the annual review and amendment of the Villa Del Sol D'Oro CUP (22-03) for private rentals & filming -3/7/23



Good morning Commissioners Mr. Denison, Mr. Pevsner, Mr. Simcock and Ms. Moran,

The City of Sierra Madre's General Plan imposes obligations on the city to protect residents from noise impacts, unnecessary excessive and annoying noise sources and to maintain the harmony of the neighborhood. (see e.g. Land Use Element Policy L37.8; Noise Element Policy Hz14.3; see also *Neighborhood Action Group*, supra, 156 Cal.App.3d 1176, 1183 [**CUPs must adequately limit use to protect surrounding properties from nuisances.**])

1. I feel there has been substantial evidence submitted from neighbors coupled with the discrepant testimony by Alverno's staff, their Board and as far back as 1998 (LA Superior court cases GC015546 and GC015546) that would support a fair argument that the Villa rentals have had a significant and continuing negative impact on the surrounding neighborhood. The original negotiated conditions regarding noise worked much better until the school stopped their mandated meetings with the neighbors and then refused to share their logs in and around 2015. It became a whole lot worse in with this new CUP.
2. From 2009 until this current expansion the neighbors were operating on what we thought "was part of a negotiated compromise with the neighbors and the School" **Music should not rise above 60 Decibels at the perimeter (of Alverno). If music or bass can be felt from the sidewalk, the Dj must turn it down.** The original conditions of the TUP were in part the basis of the current CUP with the exception of the noise level increase.
(Exhibit A - Minutes from Alverno/neighbor meeting Oct 2013. Exhibit B August 2012 Nagy Protection Services, Procedures & Orders for Villa rentals as approved by the Sierra Madre Director of Development Services.)
3. I disagree with CDSA advising an increase of rental noise levels to 70DB at the property line and where they derived this number from. I found that they took this number from a 1998 lawsuit served and settled between Alverno and two Pasadena neighbors due to the loss of their peace and quiet enjoyment during Villa rentals for weddings and filming. All that is known was that these were 1998 analog measurements using a device no one uses anymore. This 26 year old measurement was never part of the Sierra Madre code or general plan. It did not come from the negotiated agreement between Alverno and neighbors to allow rentals with a conditioned annual TUP starting in 2009. There is no factual data included in the Pasadena lawsuit or that CDSA has provided to help anyone understand how those numbers were arrived at and why they dismissed the neighbor and Alverno agreement.
4. The Security Guard instructions mention the lawsuit but it did not use the numbers as did CDSA. The numbers were not derived from the Sierra Madre muni code or General Plan for measuring noise violations. CDSA effectively raised the level of noise we neighbors have been subjected to 10/22. Neighbors expect Alverno to honor their agreements not chip away at them with each new expansion or Planning Commission who is unaware of the agreement.

5. The neighbors NEVER agreed to this change. None of us were aware until this last year when Commissioner Hutt questioned CDSA's noise study. He noted CDSA was using a baseline of 90DB which is nowhere in our General Plan or noise code. CDSA could have corrected their errors with the ambient baselines from 2010 but they did not. Three of the immediately surrounding Sierra Madre streets have ambient baselines measuring 38 - 45 DB using a digital reader. Residential noise is violated when any noise is recorded at being +6DB over the ambient level at the property line. (*EXHIBIT C - Grandview and Highland ambient noise readings*).
6. I think this inflated measure to 70DB has contributed greatly to the increase in complaints. It has disrupted the neighbor's right for peace and quiet on each of the immediate streets as well as two streets over. A 10 DB increase in sound means the level of noise becomes 10x louder and unwanted. It has made Villa rentals a weekly nightmare for 26 weekends between 10/22 - 10/23 along with all the other noise producing uses on this parcel (that we do expect from a school). Clearly this has been too loud and made worse with "on the terrace dancing" and vibrations from bass driven music that is allowed beyond the perimeter of the parcel.
7. I feel the city should have required an EIR as part of Alverno's 2021 request to expand. ALL uses, projected or otherwise on this parcel should have been studied under CEQA guidelines. If so everyone might have had the information for which we could formulate a more appropriate conclusion as to whether the 60DB should have been raised. The city has saved Alverno a lot of money by not getting an EIR but Sierra Madre is paying for it an unprecedented amount of staff time and resources.
8. I am requesting the city re-instate the original agreement with Sierra Madre neighbors when it comes to noise levels and expectations.
9. At the very least, try it for one year as a compensatory remedy for the total waste of time caused by an ineffective security company and staff's failure to adhere to the conditions for the Villa rentals. The city has a duty in regards to any project (Alverno school and the Villa) to not raise the ambient levels of the surrounding area - my residential neighborhood. The K-8 is operating significantly louder and vastly different than the all girl's day only high school conditionally permitted in 1960. Because of the changes in use the previous 2010 studies should not have been found acceptable nor applied. Those studies failed to encompass ALL uses as was demonstrated were lacking in my 2023 appeal of the Planning Commission decision for Alverno's School CUP 12/22.

I hope I have provided you with what you need to make an informed decision needed to amend the Villa CUP. Thank you for what I am sure has been lot of time to consider the history and information presented to you.

Yours,

Kristin Stephens
Sierra Madre Resident

Please submit for the record

Excerpted from NAGY 2012 Handout on Security Procedures and Post Orders for Alverno School and Villa; Part regarding NOISE:

Can be found in documents Principal Gillick provided to the City of Sierra Madre re: Villa TUP application and to neighbors at quarterly meetings

1.10 Villa Event Procedures

a. A. RELEASE AND SETTLEMENT AGREEMENT Alternative dispute resolution, grievance procedures:

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

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

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

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

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

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

When attempt to contact the security guard, he/she will conduct him/herself as follows:

He shall respond to neighbors call with in fifteen minutes

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

Stephens meeting notes:

10/10/13 Neighbor Quarterly meeting held with Alverno staff and caterer. The conditions were presented to the neighbors and a copy of the handout to refer to.

School back in swing, good start, levels not up to CUP max
Events : find them on Cindy's calendar print out.

Discussed noise issues, Weddings and some Filming

Caterer has booked wedding-Discussion about trash after rentals

Caterer: will pay more attention to trash and noise

Cindy M handed out New alverno calendars. Halloween coming

Harry neighbor **asked what was Principal Gillick doing about the noise from parties at Villa**

Principal Ann Gillick: asked he refer to their permit and the security guards manual of procedures. Nag. Asked if he called the guard?

CSimon: Suggested a copy of procedures was needed but also verbal clarification from Principal G

Principal Ann Gillick: Principal stated noise readings and logs were being done hourly. We can ask to see anytime

Chui **referred to the police chief's telling her family if it is too loud for your home, it's too loud.**

Principal Ann Gillick: No, event should be over 60 decibels, logs kept, it's in the procedures manual.



ALVERNO
HIGH SCHOOL

June 12, 2012

Mr. Danny Castro
Development Services Director
City of Sierra Madre
232 W. Sierra Madre Blvd.
Sierra Madre, California 91024

Dear Mr. Castro:

Please accept the attached application for a Temporary Use Permit (TUP) for continued use of the Alverno Villa del Sol. The current TUP 11-27 (TUP 11-27) expires on August 31, 2012.

Alverno was prepared to submit an Adaptive Reuse Permit application for continued use of the Villa in April 2012. **This is part of the School's ongoing commitment to the City to resolve the use issues of the Villa with our neighbors.** At that time Alverno was advised by the City that the City does not have a zoning code in place which allows for submitting such an application. We regret that this code problem was not communicated earlier to the School, since we would have made different decisions with regard to the Villa.

In order to have the zoning mechanism in place, a zoning code amendment along with the proper environmental review must be prepared and approved by the City. Public hearings before the Planning Commission and City Council are required. In addition, because the code amendment is required to be adopted by an ordinance, State law requires that the ordinance can not become effective until thirty days after final adoption. It is our understanding that this code amendment could take over one year to complete under normal circumstances. As a result, this TUP application is requested for a period of one year to expire August 31, 2013.

The current TUP was part of a negotiated compromise with the neighbors and the School and it requires various conditions for the operation of the Villa. Some of the conditions the School agreed to on trial basis, believing that the School could move ahead

expeditiously on the application for the Adaptive Reuse Permit. As a result of some of these conditions, revenues resulting from the rental of the Villa have dropped substantially. Specifically, the restricted number of weddings, during the summer season, has been the main reason for the reduced revenues. Alverno is not seeking an increase in weddings or other rental activities at this time. Alverno will comply with the same restrictions as those in TUP 11-27. However, the Board of Trustees has asked to review the revenue losses at the Villa next year, as well as the status of the City's Code Amendment.

Sincerely



Ann Gillick
Head of School

c: City Council, City of Sierra Madre
Elaine Aguilar, City Manager
Board of Trustees, Alverno High School

1.9 CONFIDENTIALITY

- A. **Under no circumstances** should NPSI security officers **EVER** provide anyone other than fire or law enforcement authorities (who appear in person and are conducting official business) with the names, addresses, phone numbers, or other information about employees or clients.
- B. **Security Officers never should admit anyone** for the purpose of television/ motion picture/ commercial scouting, filming, or taping, as that activity at all times is strictly forbidden.

1.10 VILLA EVENTS PROCEDURES

A. RELEASE AND SETTLEMENT AGREEMENT

Alternative dispute resolution, grievance procedures:

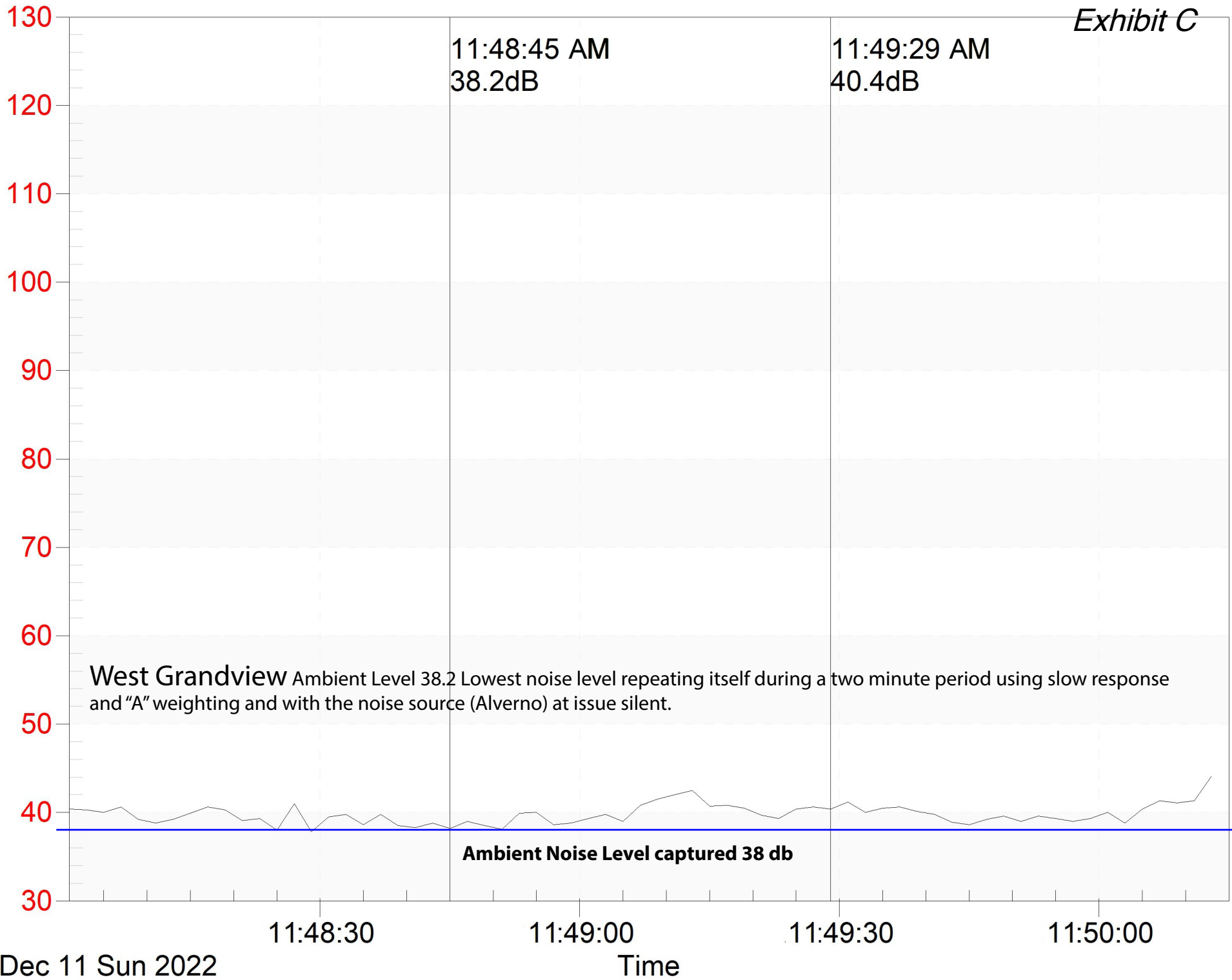
Alvemo School has a Settlement Agreement with the neighbors around the school that is why it is extremely important that you document all complaints and follow all instructions in the Agreement. *Primary consideration: keep the noise levels down to a minimum. Note: Decibel reader is in white box with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

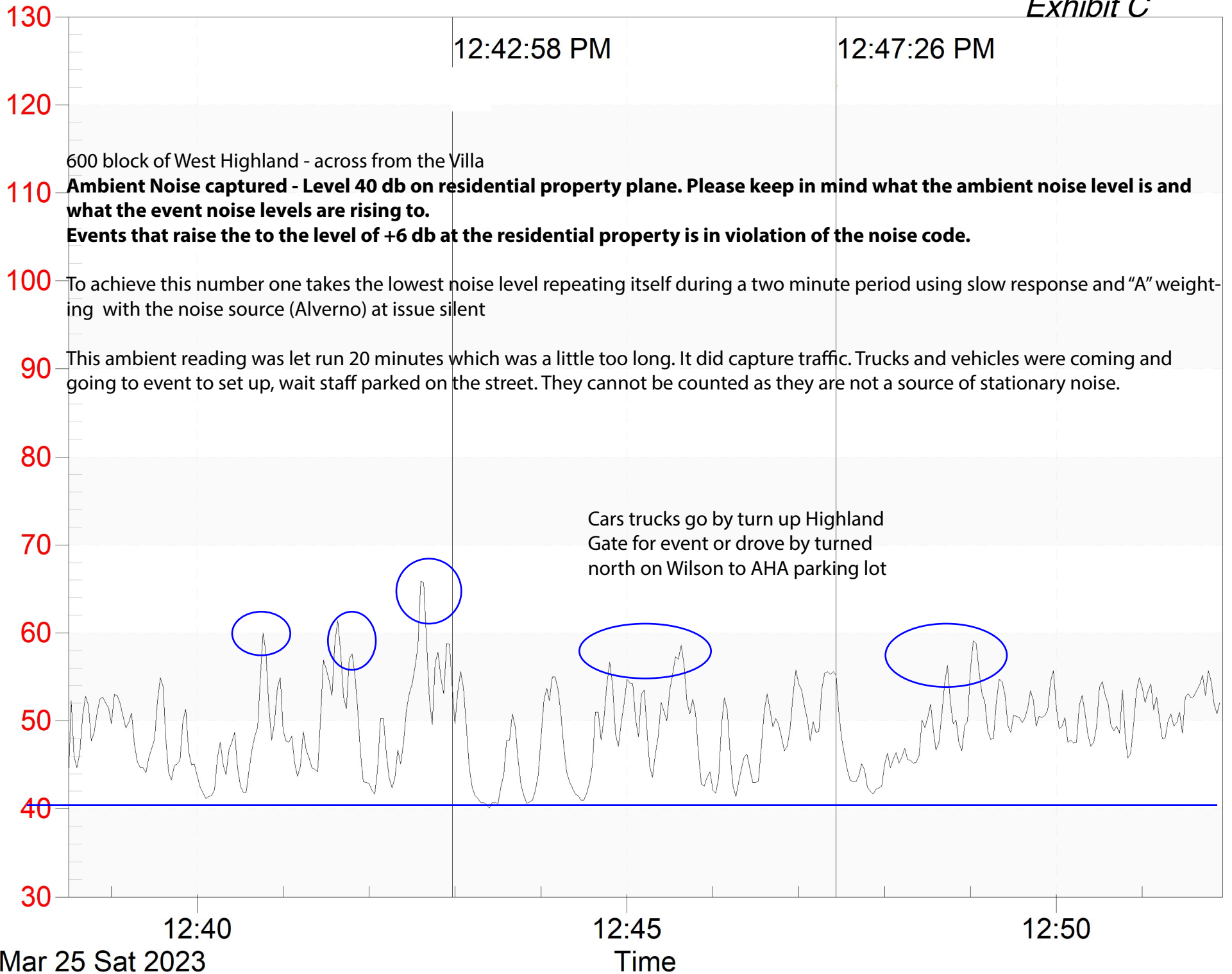
B. WEDDINGS AND WEDDING RECEPTIONS

1. Weddings will only occur on weekends
2. Amplified music will be allowed within the Villa only. There will be no amplified music outside of the Villa.
3. All music must end by 9:30pm and all attendees at the wedding must be off property by 10:00pm. Caterers, musicians, and other vendors rendering service at the weddings must vacate the premises no later than 11 :00pm. Please remind guests to leave parking lot **QUIETLY**.
4. The officer on duty shall enforce the rules. Their activities will include, but not be limited to, the following:
 - A. One two-way radio should be issued to Representative, of Santa Anita Garden Caterers, at the beginning of shift.
 - B. Take decibel readings at each wedding every 1 hr and record these decibel readings in a log.
 - C. The decibel levels at all weddings shall be in compliance with the Sierra Madre City Municipal Code. No reading may exceed 60 decibels. Have music turned down if it can heard at the sidewalk. Check decibel reading at campus perimeter lines every hour.
 - D. Music should not be heard on the street, regardless of what the decibel reading registers.
 - E. Guard shall have the authority to close any wedding that does not comply with any of the rules set forth herein.
 - F. The neighbors (sun-ounding neighbors) have been provided with a contact number to contact the security guard directly. When plaintiffs attempt to contact the security guard, he/she will conduct him/herself as follows:

He shall respond to neighbors call with in fifteen minutes

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





Subject:

FW: Villa CUP 22-03

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]

Dear Planning Commissioners and staff,

My wife and I have lived in our home for over 30 years, and have spoken before the Planning Commission and City Council regarding Villa activities for most of that time. What we've witnessed is conditions are set by the Commission, the Villa violates those conditions, conditions are eased to meet existing behavior, the Villa violates these conditions, etc.. The Villa gets the financial benefit of evening and weekend commercial activity to the detriment of our ability to use and enjoy our home.

The Villa was sued by neighbors in 1998 regarding noise, agreeing to constraints after years code violations. In recent years we have noted on record violations to the Planning Commission and City Council including: multiple music events measured at 80-90db, one reading of 120db, live bands playing on the patio, loud car stereos and guests yelling in the parking lot after 10pm, trucks idling and unloading at all hours, movie pyrotechnics strong enough to damage our home, the illegal closure of Highland Ave due to forged neighbor approvals, and a studio operated drone buzzing our driveway and back yard in an aggressive assault on our privacy. There has been no apologies, reprimands, or compensation for the repeated code violations and nuisance behavior of Villa events.

The latest violation was the 3rd party monitoring system that was not accessible to neighbors and produced months of questionable data, sabotaging its purpose. The Villa Operations Manager was aware of problems early on and failed to take corrective action for months, in blatant disregard to CUP 22-03 conditions and disrespect to the Planning Commission and the neighbors. What does it take to initiate major changes? How much Staff time and money is the City willing to continue spending?

The Institution has had free reign on their activities for decades. Alverno justifies Villa activity as needed income to maintain their historic building. During that time, Alverno has been unable to fund necessary maintenance, improvements and additions presented in their Master Plans. We and our neighbors want recognition from the Planning Commission. Our peace and quality of life has been continually disrupted by Villa parties and filming for decades, contrary to the General Plan and SMCC.

It is time to interpret code to benefit the residents of our neighborhood. The institution must adapt their commercial activities to work within the residential standards that surround them. Let's not forget that this property is a K-8 grade school with afterschool sports, summer programs, and occasional evening and weekend activities. Villa events, noise and traffic are in addition to all school and after school activities, including LaSalle high school softball games. Residents should not have to surrender their rights to accommodate the Institution's failure to generate needed income from their primary permitted use.

We ask the Commission to reinstate previous conditions and consider probationary measures as follows:

- Limit weddings and party rentals to 15 days or currently booked, for the next 12 months.
- Limit filming rentals to 15 days or currently booked, for the next 12 months.
- 3rd party monitor is an off-duty or retired law enforcement officer, familiar with CUP 22-03, given authority over the Operations Manager in code enforcement decisions.
- Allowed noise levels to be less than Sierra Madre general code, which is currently under review.
- No music or dancing on the Terrace, doors remain closed (previous condition)
- Air conditioning will be installed for main rooms in the Villa (previous condition)
- “Taillights” at 10:00pm. All people off premises, gates locked, nothing but taillights going downhill. Employees included.
- Plan truck, bus and service vehicle parking to reduce back up beepers at closing.

Keith Stephens

W Grand View Ave

References:

SMMC § 17.60.030

“The purpose of any conditional use permit shall be to insure that the use for which the same is required will be rendered compatible with other existing and permitted uses located in the general area of the same.” (.)

C. That the proposed use is neither detrimental to the public health, safety and general welfare, nor will unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;

E. That the proposed use is consistent with the general plan, zoning and other applicable codes;

F. That the use at the location requested would benefit the public interest and convenience.

COMMISSIONER HANDBOOK SIERRA MADRE

Mission Statement (page 2 of 29)

... enhance the health, safety and welfare of the community.

Goals

Finalize and Implement the General Plan Update

Introduction (page 4 of 29)

(The Planning Commission) studies a variety of issues and problems in detail. After gathering all pertinent information, hearing arguments, and weighing facts, they ... are empowered to make specific decisions, subject to appeal to the City Council.

SIERRA MADRE GENERAL PLAN UPDATE, 7/24/15

PLANNING COMMISSION AND CITY COUNCIL

VISION AND GUIDING PRINCIPLES (page 11 of 579)

5. Ensure development is done in harmony with its neighborhood, while maintaining the GENERAL PLAN

Sent By: Keith Stephens

Sent From: 

▪

Dear Commissioners,

This is to help explain why there are issues with the parking/traffic and offer solutions. I want to help breakdown what did not fit on the table of neighbor edits. I tried to get this addressed at the July 2023 Villa CUP meeting. I felt dismissed and witnessed going forward the problems continued. The parking, gate closure and traffic instructions remain a problem. These discrepancies need to be fixed.

July 2023 meeting note:

I noted how the various parking instructions were full of contradictions. How is it Alverno cannot see the disconnection between what is supposed to happen and what does not happen? Neighbors feel the idling, hear the honking of frustrated vendors, party busses and guests. Gates are locked when they shouldn't be, open when they shouldn't be, negotiated agreements as to the alternate ingress and egress' have been done away with bringing back old problems.

Guests or rideshare drivers enter the event address into a map app which will direct them to the site but not which gate. Same with some vendors and wait staff.

Guests and vendors have stated they deferred to **the Villa website which directs them to:**

Please enter and exit through the Highland Avenue gates

Exhibit 2 in the Agenda for parking states:

The event's existing plan alternates with guests leaving the property from the Highland gate and the Michillinda gate.

Highland Gate: Opens at 12PM and closes 30 minutes prior to the ceremony and remains closed.

If the guard is supposed to close the Highland gate 30" prior to the ceremony and not to reopen how can any alternate exiting occur?

Adding to confusion Exhibit 2 states:

the Michillinda Gate. . . closes 30 minutes after the ceremony. Opens for departing guests/vendors 1 hour before event time ends. Closed by 11PM

How can any guest or vendor (some are not contracted to stay for the whole event - hairdresser, florist, a meat carver, etc) leave from Michillinda or Highland exit when they are locked?

Not all guests stay for a reception, some don't stay past the dinner, or they skip the wedding and show up for the party.

Instead almost always the Wilson gets locked first, then Highland and then if the Michillinda gate is supposed to be closed how does anyone leave or enter if they are late or not scheduled to arrive until after the ceremony to work?

Not all vendors or support staff need to be in attendance for set up or for all of the event. This is why we suspect they park in the surrounding neighborhood. They see the Wilson gate

locked and they just park, same with Highland and the Michillinda gate so they turn on Grandview and park.

Without fail at every event some vendor, or a party bus or guests who are confused as to why any entrance is closed and probably locked will inevitably honk their horn to be let in out of frustration.

This happens throughout the day and evening. Non emergency honking is a violation of the Sierra Madre Municipal code but no one gets cited.

Vendor trucks / and party busses should be entering one way and exiting another.

Not all vendors can park next to the Villa especially when the larger delivery or set up trucks are already taking up that space. Trucks and party busses should not be driving down the interior drive and then slowly creeping backwards with the meant to be obnoxious back up beepers letting the neighbors know set up or take down is occurring. Especially intrusive at the end of an event on homes since this sound is meant to catch ones attention.

The CUP states and the neighbors expect guests, vendors and staff to follow:

5.6.1	To quietly and slowly exit via the Highland at Michillinda exit.
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Why not put LARGE signage outside on each gate explaining where guests, vendors and other support staff directing them where they should park prior to an event?

There has been no monitor or valet that we have seen when out on a walk. Signage needs to conform to legibility rules and not no little 8 x10s. Itty bitty type read on a computer cannot be seen or read when posted on a sign meant to be read from 20+ feet away. Drivers sit in their cars and just honk. During the start of an OCT 2023 wedding in the late afternoon a bus driver was on his phone. He was trying to get his wedding party into the Michillinda lot. He was visibly upset and stepped into the path of my car! Luckily for him my car has an auto braking system when it recognizes such an event. I got whiplash, he was not harmed nor did he apologize for his not paying attention. He was trying to get the gate open and what looked like his wedding party onsite.

How can the neighbors expect any peace and quiet when none of this is followed as we are told it should be when it comes to the traffic?

The neighbors have spent an inordinate amount of time to help Alverno and the Planning Commission figure out why there are these problems. Help us out here, end the confusion with traffic and parking. Stick with the negotiated agreement between neighbors and Alverno - alternate parking, trucks can enter one way, exit another, leave the gates unlocked and staff either be at them as they say they are to let guests in or out or just leave them open. See the table

If isn't one thing it is a multitude of other impacts these rentals bring into our "village" neighborhood and homes. These are scenarios that play out again and again in regards to the parking and traffic adding to the neighbor frustrations with these events.

Yours,
Kristin Stephens
Sierra Madre resident

Joseph Nosrat

Subject: FW: comment on CUP 22-03 for 3/7/24 Planning review

From: Cindy S [mailto:]

Sent: Thursday, March 7, 2024 2:16 PM

To: Public Comment <publiccomment@cityofsierramadre.com>

Subject: comment on CUP 22-03 for 3/7/24 Planning review

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

Dear Planning Commission,

My husband and I are always told (by the filming productions) that filming will be quiet.

The filming of a scene is quiet... what it takes to get to the filming of a scene is noisy:

- it's the (sometimes super early, i.e. 5am) arrival of equipment, the large trucks make a lot of noise driving up and down Wilson St and they sometimes idle in the street if they have to wait before getting access to Alverno
- there is a constant motor/generator hum of the different trailer trucks (that I assume are needed for dressing, makeup and catering)
 - **this is the ever-present noise that accompanies filming... it goes on for hours and hours**
-

We also found it interesting that for the last production (Hacks S3), in January, the production company did not want to physically take our signed 'no' notice. They also didn't want to take our neighbor's signed 'no' notice. Feels like they didn't want any 'no' forms on record. We went ahead and emailed our signed 'no' form (of which they did acknowledge receipt).

Also, on many days, and especially film days, there is lots of speeding on Wilson St... can Police monitor and ticket dangerous speeders?

Thank you,
Edward & Cynthia Swenka

March 6, 2024

Comments sent to planningcommission@cityofsierramadre.com

Public comment for

ANNUAL REVIEW OF CONDITIONAL USE PERMIT 22-03 (CUP 22-03) TO AMEND
CONDITIONS OF APPROVAL 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



Dear Commissioners Mr. Pevsner, Mr. Denison, Mr. Simcock and Ms. Moran and staff,

I read through the very nice table in the agenda with a few neighbors. AHA has been receiving the benefit of weighing in or removing negotiated agreements so we added our edits. We had to ask ourselves if the edits would really solve the problems and what worked in the past? The current edits by the city are a good start.

We feel Aha has exploited our neighborhood for their economic benefit for far too long. We did not think there are substantial changes to the noise and other problems but another year of wait and see. It has been extremely upsetting to have been subjected to a year of many, many noisy weddings on top of the school parties at the Villa. To the Alverno supporters, we are not complaining about the school use, just the Villa and film rentals here. Some of us feel Alverno families should be paying a more appropriate tuition commensurate with the funding need for their use of the Villa for school use wear and tear.

Various neighbors have weighed in on what they have been told or had in their files. I located the original documents as back up which you should have in the files at city hall - 1960 AHS CUP, minutes of neighbor meetings, letters to neighbors, letters to the city outlining agreements, 2011 circulated Negative Mitigation Document, etc.

Thank you for having this hearing. The consensus for the impacted neighbors is that we are burned out by these meetings. Hopefully the following will keep the public comment submissions to a minimum and this can be wrapped up without another meeting.

Thank you for your consideration.

Yours,
Kristin Stephens
Grandview
Sierra Madre Resident

Attachment B

Section	Original Document Language	Planning Commission Proposed Edits	Alverno Suggested Edits	Impacted Neighbor Request
5.1 General Condition	5.1 Upon receipt of an alleged violation to the conditions of approval, the director shall meet with Applicant and Property Owner to discuss the allegation. If a violation is found to exist, Applicant and Property Owner shall be given sufficient time to propose and implement a corrective action plan prior to referral of the violation to the Planning Commission.			<p><i>Clarify for the neighbors on the CUP, WHO is the director? Where are neighbors to send alleged violations that do not warrant police or neighbors are not comfortable calling police?</i></p> <p><i>We submitted proof of violations at 10/19 & 11/14/23 Planning Commission meetings. Has there ever been an alleged violation meeting with Alverno and the Director? Corrective actions?</i></p>
9.1.3	<i>Discuss noise mitigation measures;</i>			<p><i>There was no discussion. Neighbors were not made aware of any noise mitigation or plans to install noise mitigation on the Villa at the annual meeting.</i></p>
10.1	10.1 Applicant and Property Owner shall provide a quarterly mailed notice to all residents within a 300-foot radius of the Villa regarding all temporary uses, film or photography activity, and religious events within a three-month period.			<p><i>Neighbors are requesting to be emailed notices. Residents with LLCs, trusts, rent or have other reasons they are not getting a noticed. 2 neighbors are vision impaired and use their computers for accessibility. When asked at 10/23 neighbor meeting why notices are no longer emailed AHA responded, "Because we don't have to, not instructed to do so."</i></p> <p><i>Neighbors want a robust outreach and would like to provide their emails to receive notices . Add to . . .quarterly mailed, "or (upon request) email" notice to all residents . . .</i></p>
11.1	Planning Commission shall hold a public hearing to review CUP 22-03 one year from approval date to determine compliance with these conditions and to hear any feedback from the annual meetings.			<p><i>When does the next period of review begin?</i></p>

<p>1.1 Frequency of Use</p>	<p>A total of no more than twenty-six (26) rental events per calendar year may be held.</p>			<p><i>There are 52 weeks in a year. Cumulatively experiencing 26 rental events in the first year was excessively impactful when combined with the needs and use of the K-8 school year, summer camps, weekend school events, filming and free community uses. AHA started as a day school but this type of condition has encroached and unreasonably disturbed the peace and quiet of the surrounding neighborhoods causing discomfort and/or annoyance to reasonable persons of normal sensitiveness residing in the area. Neighbors would like to try 1 year</i> <u>A total of no more than twenty (20) rental (paid or free) events per calendar year may be held.</u></p>
<p>1.2</p>	<p><i>1.2 No more than three (3) rental events per month may be held during the months of July through August and the month of December.</i></p>			<p><i>2009 AHA and legal representation for the neighbors agreed upon:</i> <u>(Original # 2.2) No more than two (2) rental events per month may be held during the months of May through October.</u> <i>Neighbors negotiated in good faith with the expectation that AHA would not steer the commission to unilaterally change the condition as originally written and agreed once their attorney was not in the picture.</i></p>

2.2	Friday or Saturday rental events shall begin no earlier than 8:00 a.m., including setup, and end no later than 10:00 p.m., including take down, with all music ending not later than 9:30 p.m.	Friday or Saturday rental events shall begin no earlier than 8:00 a.m., inclusive of any activities required to prepare for the rental event, and end no later than 9:30 p.m., inclusive of music. All vehicles, except those of the event monitor and Property Owner’s representatives, shall exit the campus by 10:00 p.m.	<p><i>(Alverno Note: The Time of Use (Section 2) should have subsections that will make it easier to understand and for the monitor/school to implement the conditions.)</i></p> <p>2.2.1 Friday and Saturday events shall begin no earlier than 8:00 a.m. including event preparation. All events shall end no later than 10:00 p.m.</p> <p>2.2.2 All event music shall end no later than 9:30 p.m.</p> <p>2.2.3 All event guests shall depart by 10:00 p.m.</p> <p>2.2.4 Event clean-up shall end no later than 10:30 p.m.</p> <p>2.2.5 Event Monitor, AHA representative, and security guards are exempted from these time restrictions.</p>	<p><i>Neighbors agree with PC proposal but NO to exceptions for event monitor and anyone AHA might say was a part of that classification.</i></p> <p><i>The neighbors do not want to be the CUP police This edit leaves room for subjective discrepancies. AHA has a history of gaslighting neighbors who have complained about who made the noise after the event has ended and they expected the event to be closed.</i></p> <p><i>For clarity neighbors would like to try AHA’s suggestion for renumbering with the exception of the conditions 2.2.4 and 2.2.5</i></p> <p><i>9/13/22 AHA requested guidance on a 10:30 PM end to clean up. The Planning Commission gave guidance. AHA needs to accept and move on. Neighbors do not want to lose this condition or the untold hours of city meetings discussing this point. To keep trying to change this for over 2 years is a waste of city and neighbors time — — KEEP</i></p> <p><u>2.2.4 Applicant and Property Owner shall provide clean up services staff on the Monday immediately following any rental or school event. The cleanup staff shall walk the property perimeter and pick up any trash from event that is found on sidewalks, walkways, streets and gutters.</u></p> <p><i>Request edit:</i></p> <p><u>2.2.5 No one is exempted from time restrictions. Gates locked at 10PM. No guests, event staff or Property Owner representative should be on site after 10:00 PM</u></p>
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3.1 Noise	No live bands shall be allowed.	No live bands shall be allowed, with the exception of instrumentalists playing stringed instruments, which shall perform without amplification devices.	No live bands are permitted either outdoors or indoors.	<i>Neighbors agree with city proposed edit.</i>
Section	Original Document Language	Planning Commission Proposed Edits	Alverno Suggested Edits	Impacted Neighbor Request
3.2 Noise	Instrumentalists (stringed instruments only) may be used for wedding ceremonies only without the use of amplification devices (this includes use of microphones). Microphones may be used only during the presentation of wedding vows, toasts, processional music and recessional music.	<i>(This section struck as a result of proposed edit to previous section 3.1)</i>	Instrumentalists playing stringed instruments may be amplified in compliance with the Sierra Madre Noise ordinance.	<i>Agree with City</i>
3.3 Noise	No use of microphones outside, except that microphones may be used for the presentation of wedding vows, toasts, processional music and recessional music only.	No use of amplification outside, except that amplification may be used for the processional music and recessional music. Music not to exceed ten (10) minutes in length.	All outdoor amplification must comply with the City's Noise Ordinance and is permitted for religious services, the exchange of wedding vows, processional, and recessional music.	Any edits should not be construed to negate the Alverno school CUP #11 (and it's subsection) Noise Attenuation at Michillinda Parking Lot -There shall be no sound amplification devices used on the Michillinda Parking Lot at any time, except for emergency preparedness protocols & safety drills. <i>This was established in an appeal to the City Council. To not allow outdoor amplification does not violate RLUIPA. It does not prevent religious or liturgical services just amplification in the parking lot including religious and liturgical services conducted in the parking lot.AHA agreed.</i>

3.6 Noise	Sound dampening measures shall be provided to mitigate event noise including talking, cheering and singing. Additional artificial sound barriers shall be provided to dampen noise when windows and doors of the Villa are open. Such measures will be implemented pursuant to a mutually agreeable timetable between Applicant and Property Owner and the City.	<i>(No Edits)</i>	<i>(Alverno Note: We believe that 3.6 (Sound damping measures) have already been implemented, so this condition should be removed from the resolution. We are happy to show you or the commission the interior of the Villa.)</i>	<p>Neighbors want doors closed, no more outside dancing.</p> <p>2011 Noise studies and environmental analysis stated - <u>"Noise modeling of the (future) multipurpose building was done by using noise measurements taken during the winter formal dance (at the Villa) to project noise levels.</u></p> <p>Amplified music during a high school dance is the loudest noise that would occur at this building." Noise studies were done of one school dance (no drinking) and one wedding (with drinking). Negative Mitigation Measure #14</p> <p>Noise mitigation measures were not discussed at the annual meeting 7/23.</p> <p>Sadly neighbors did not perceive of any implemented, measurable or meaningful sound dampening or attenuation measures as witnessed during the recent event held at the Villa on 3/2/22 in which several neighbors called the police due to excessive noise and vibration of bass from music. There is no way to mitigate noise with doors open & drinking guests yelling over music. Neighbors do not want to call the police. They wish for the rental event attendees to enjoy themselves but not if it interferes or negatively impacts the neighbors right to relax and enjoy their weekend/evenings</p>
Section	Original Document Language	Planning Commission Proposed Edits	Alverno Suggested Edits	Impacted Neighbor Request

3.7	<p>All events shall be monitored for noise levels and shall not exceed 70 dBA at any time as measured from the Alverno campus property line. 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.</p>	<p>All events shall be monitored for noise levels from four different points as illustrated in Exhibit 2, hourly with the first noise reading recorded within one hour of the start of the rental event and the last noise reading recorded within one hour of the end of the rental event. Recorded noise readings shall not exceed 70 dBA at any time as measured from the Alverno campus property line. 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 rental events shall not exceed the lower of 70 dBA or the amended noise standards .</p>	<p><i>(Only edit is in regard to citing Exhibit C as opposed to Exhibit 2 in PC Edit)</i></p>	<p><u>All rental or free use events should be monitored per the standards of Sierra Madre's Noise Code. Chapter 9.32 and General Plan</u> <u>Noise recordings are to be taken 25' from the source and should not exceed 80 DB</u> There is no need to run around. The monitor will get widely varied results. Regardless of any future noise code changes, the Villa is surrounded by R-1 residences and the following ALSO applies. If the city is going to quote other codes in this CUP then the neighbors wish to see this subset included for Police <u>9.32.100 General noise regulations.</u> <u>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 the following:</u> <u>A. The volume, pitch and intensity of the noise;</u> <u>B. The duration and frequency of occurrence of the noise;</u> <u>C. Whether the nature of the noise is typical or atypical of the area;</u> <u>D. Whether the origin of the noise is natural or unnatural, controllable or uncontrollable;</u> <u>E. The volume and intensity of the background noise;</u> <u>F. The proximity of the noise to residential sleeping facilities;</u> <u>G. The nature and zoning of the area within which the noise emanates;</u> <u>H. The time of the day or night the noise occurs;</u> <u>I. Whether the noise is recurrent, intermittent, or constant;</u> <u>J. Whether the noise is produced by a commercial or noncommercial activity;</u> <u>K. Whether the amplified sound is loud enough to be decipherable outside the property plane.</u> <u>(Ord. 1012 § 2 (part), 1984; prior code § 5109)</u></p>
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3.7 TUP	<p>Security Guard Instructions:</p> <p>C. The decibel levels at all weddings shall be in compliance with the Sierra Madre City Municipal Code. No reading may exceed 60 decibels. Have music turned down if it can heard at the sidewalk. Check decibel reading at campus perimeter lines every hour.</p> <p>D. Music should not be heard on the street, regardless of what the decibel reading registers.</p>			<p><i>OR -- REINSTATE THE ORIGINALLY AGREED POLICY ESTABLISHED WITH THE CITY AND ALVERNO FOR VILLA RENTALS which incorporates subset #K under 9.32.1</i></p> <p><i><u>C. The decibel levels at all weddings shall be in compliance with the Sierra Madre City Municipal Code.</u></i> <i><u>No reading may exceed 60 decibels. Have music turned down if it can heard at the sidewalk. Check decibel reading at campus perimeter lines every hour.</u></i> <i><u>D. Music should not be heard on the street, regardless of what the decibel reading registers.</u></i></p>
4.2	Alcohol will not be served the last hour of the event.	Alcohol will not be served the last hour of the event and in no case past 8:30 p.m.	Alcohol will not be served during the last hour of the event.	
5.2	Delivery trucks shall not be left idling in any parking lot on the Alverno property or the surrounding streets.			Delivery trucks, event busses and guest vehicles shall not be left idling in any parking lot on the Alverno property or the surrounding streets. Event busses shall not play music that can be heard outside of the vehicle or while traveling the surrounding streets at any time.
Section	Original Document Language	Planning Commission Proposed Edits	Alverno Suggested Edits	Impacted Neighbor Request

5.5	<p>All guests, staff, and vendors are subject to the entering and existing requirements of Exhibit 1 – Traffic and Parking Management Plan, included herein. The Traffic and Parking Management Plan is designed to minimize impacts to the neighbors, by alternating event entering and exiting per the plan.</p> <p>The Traffic and Parking Management Plan shall be included as a component of the contracts with the vendors and the event monitor. Catering trucks shall use the Michillinda Avenue entrance/exit at all times.</p>	<p>All guests, staff, and vendors are subject to the entering and existing requirements of Exhibit 1 – Traffic and Parking Management Plan, included herein. The Traffic and Parking Management Plan is designed to minimize impacts to the neighbors, by alternating event entering and exiting per the plan.</p> <p>The Traffic and Parking Management Plan shall be included as a component of the contracts with the vendors and the event monitor. Guests will be instructed to quietly and slowly exit via the Michillinda Avenue exit. Catering trucks shall use the Michillinda Avenue entrance/exit at all times.</p>	<p><i>(Only edit is in regard to citing Exhibit B as opposed to Exhibit 1)</i></p>	<p>Neighbors agree with city up until the Catering trucks.</p> <p><i>Back up beepers on large busses and trucks are a highly impactful source of noise during set up and especially as the night rental ends. Currently, trucks drive down the interior Highland drive and since the Highland gate is usually locked they will drive in reverse engaging their back up beepers. The pitch of a back up beeper has pitch to get attention and penetrates homes. Once trucks reach the parking lot and they cannot get around staff cars or other event vehicles, they will reverse through the parking lot to the Michillinda exit and onto Michillinda.</i></p> <p><i>Neighbors have gone out and not been able to find a monitor, staff or other person instructing guests or event staff or other persons to keep the noise down as they pack up and exit. You were shown evidence of this.</i></p> <p><i>Therefore neighbors want to retain alternating use of parking lots and exits for guests per event. Trucks and passenger busses shall be instructed to enter one entrance and exit another without backing up. No exceptions</i></p>
5.6	<p>The Applicant and Property Owner shall install signs placed in conspicuous on-site locations (i.e., near entrances and exits to the Villa, near vehicular entrances and exits, and adjacent to Alverno's parking lots), instructing event guests:</p>	<p>The Applicant and Property Owner shall install signs placed in conspicuous on-site locations (i.e., near entrances and exits to the Villa, near vehicular entrances and exits, and adjacent to Alverno Heights Academy parking lots), instructing event guests:</p>	<p><i>(No Addition to PC Edits)</i></p>	<p>Current signs are too small to be legible at time of exit, make bigger.</p> <p><u><i>Announce/suggest at 9PM, or 30 " prior to an event ending that guests who need to make rideshare arrangements should do so.</i></u></p> <p><u><i>There shall be no ride share waiting after 10PM or on the surrounding streets.</i></u></p>
Section	Original Document Language	Planning Commission Proposed	Alverno Suggested Edits	Impacted Neighbor Request

5.6.1	To quietly and slowly exit via the Highland at Michillinda exit.	To quietly and slowly exit via the Michillinda exit.	<i>(No Addition to PC Edits)</i>	<p>Neighbors would like to retain 5.6.1 or return to the condition AHA told us to expect in meetings from 2009 - 9/19/10</p> <p><u>Valet parking will be provided so that entrance and egress from weddings can be monitored and parking lot use rotated</u></p> <p>The Villa website states: <i>Please enter and exit through the Highland Avenue gates.</i> Yet Highland has always been shut & locked after the event starts and never reopened. We have seen film trucks use Highland interior drive and would like to propose in addition:</p> <p><u>Highland gate will be closed 30" before a wedding rental and then be reopened AFTER the ceremony to accommodate exiting vehicles until closing.</u></p> <p><i>If it's not a wedding then the gate doesn't need to be closed during an event</i></p>
8.4	Event monitor reports shall be posted on the Alverno Heights School's website and provided to the City Manager promptly upon receipt.	The event monitor reports shall be sent to the Property Owner and City Manager. Alverno Heights School's website shall contain the event monitor reports or a link to the event monitor reports.	<i>(No Addition to PC Edits)</i>	Will there be a portal for neighbors to include concerns or complaints that do not involve or do not wish to involve police and they cannot reach 3rd party monitor?

3.4	Dancing is permitted inside the Villa and outdoor terrace. All music shall be played indoors within the Villa and all music speakers shall be oriented to project indoors.			<p>Neighbors continue to request <i>rescinding</i> the addition of dancing on the terrace for all the reasons stated in public comment, written submissions and demonstrated through audio recordings of how intrusive this change has been. Neighbors disagree with removing previous conditions that afforded some measure of peace when upheld.</p> <p><u>Dancing is only permitted inside the Villa. All music shall be played indoors within the Villa and all music speakers shall be oriented to project indoors. Music and perceptible bass vibrations should not be heard or felt beyond the property line.</u></p>
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<p>Exhibit 2</p>	<p>Refer to Agenda pages 18 & 19</p>			<p>Neighbors brought to AHA's attention that Exhibit 2, the Villa website, the CUP and one other place each have different expectations/instruction on entrance and exits. They all say one thing, staff does another, guests/vendors are confused when they arrive, neighbors have been referring to the CUP 5.6.1 <i>Event parking has not been alternated, gates are closed when they should not be and not open when they should be, or vice versa. Event staff and visitors should not be shuttled only out of Michillinda Parking Lot exit. There are supposed to be valets which should be assisting in directing entering AND exiting options of not only Michillinda Parking lot but also Highland. Why can't guests and vendors exit Wilson when in use to alternate the burden? See 5.6.1 and consider adding: <u>Events will alternate parking lot use. The Highland gate at Michillinda will be open for entering/exiting with the exception of a wedding. Highland gate will be locked 30" before a wedding ceremony and will reopen after the ceremony ends.</u></i></p>
				<p><i>It's great if Alverno wishes to allow free use of the Villa but it should still count as part of their cumulative "rental" total.</i> <u>Free, charity or in exchange for service other than monetary use will constitute a rental and count towards the annual use of the Villa allowance.</u></p>
				<p><i>Please strengthen conditions in the Villa CUP so it will not be left for subjective interpretation of event monitors. Thank you</i></p>