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JUL 29 2021

CITY OF SIERRA MADRE
PLANNING & BUILDING

CITY OF SIERRA MADRE

Planning & Community Preservation Department
232 W. Sierra Madre Blvd. Sierra Madre, CA 91024

MASTER PLAN APPLICATION FORM

Project Address: 200 N. Michillinda Avenue _____

Project Name: AVHA 2021 Master Plan Update _____

APN # 5768-001-004 _____ General Plan & Zoning Institutional _____

Project site is within the following potential hazards zone(s) (to be completed by staff):

- Landslide Zone
- Liquefaction Zone
- Fault Zone
- High Fire Hazard Severity Zone
- None

Applicant Requests:

Please describe the existing and proposed use on the property and briefly describe any proposed major physical alterations. Please refer to SMMC 17.38.020 for permitted uses and SMMC 17.38.030 for conditionally permitted uses.

Amendment to PC Resolution 11-10 for the construction of a lower school campus of approximately 25,000 sq. ft. of classrooms and administrative space, with a sports court and playground. Addition of centralized faculty parking area and lower school parking, addition of a 1,200 sq.ft. art classroom, conversion of the existing 2,080 sq. ft. caretaker's home to a flexible classroom space. Adaptive reuse of the Villa for administrative offices, faculty lounge, chapel, and student activities. Conversion of the existing chapel to its prior storage use.

The City will work with one individual, or firm, who is the "applicant." It is expected that the applicant will convey all project related information to the individuals involved in the project.

Applicant: AVHA Board of Trustees _____

Address: 200 N. Michillinda Avenue, Sierra Madrea, CA 91024 _____

Phone: [REDACTED] _____ Email: [REDACTED] _____

If required:

COVENANTS, CONDITIONS, AND/OR RESTRICTIONS

None _____

SIERRA MADRE MUNICIPAL CODE (Sections) (To be completed by staff)

Refund: Applicants will be entitled to refunds of relevant fees only if an application has been submitted and received in error by City Staff. Fees will not be refunded to an applicant who decides not to pursue a project which has been submitted.

Office Use Only

Application Fees		Noticing Fees		Environmental Fee \$
Master Plan \$	8,167.00	Director \$		Total: \$
		PC \$	725.00	
		CC \$		
Date received:	7/29/2021	Case No.		Project No.

Owner Information

Firm: AVHA Board of Trustees _____ Contact Person: Julia Fanara, Head of School _____
Address: 200 N. Michillinda Avenue, Sierra Madre, CA 91024 _____
Phone: [REDACTED] _____ Email: [REDACTED] _____

Architect Information

Company: Gonzalez & Goodale Architects _____ Contact Person: Stacy Nesbitt _____
Address: [REDACTED] _____
Phone: [REDACTED] _____ Email: [REDACTED] _____

Engineer Information

Firm: RKA Consulting Group _____ Contact Person: Kurt Pedersen _____
Address: [REDACTED] #E _____
Phone: [REDACTED] _____ Email: [REDACTED] _____

Appeal

If any person is aggrieved by a decision, an appeal may be filed to a higher decision-making body. For further information, please contact the Department of Planning & Community Preservation for the procedure and time constraints.

Certification

I certify that I am the duly authorized applicant for this project. Further, I certify that all of the above information is true and correct. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form.)

I have read and agree to comply with the above stated conditions:

Julia Fanara, Head of School _____
Name of Applicant

[Signature] _____
Signature

Kenneth Farfsing, President, Board of Trustees _____
Name of 2nd Applicant

[Signature] _____
Signature

Please note: the above signature(s) must be notarized.



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 06/25/2021 before me, J. Oronoz, Notary Public
(insert name and title of the officer)

personally appeared Julia Fanara and Kenneth Farfing,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Oronoz (Seal)



OWNER'S AFFIDAVIT

I am the owner of the property located at

200 N. Michillinda Avenue, Sierra Madre _____

Project address

I have read the foregoing application for the planning permits and know the contents thereof and give the City of Sierra Madre permission to process such permit.

I certify under penalty of perjury that the foregoing is true and correct.



Signature

7/9/21

Date

Please Print:

Name Julia Fanara, Head of School _____

Address 200 N. Michillinda Avenue _____

Sierra Madre, CA _____

Telephone [REDACTED] _____

Please note: the above signature must be notarized.



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

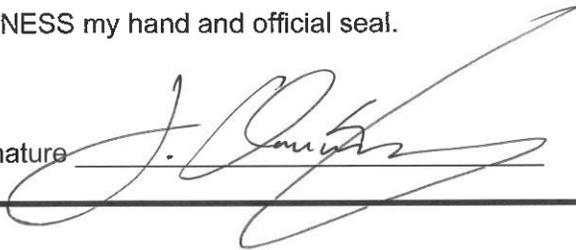
On 07/09/2021 before me, J. Oronoz, Notary Public
(insert name and title of the officer)

personally appeared Julia Fanara,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

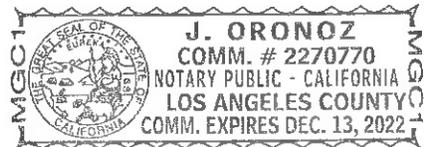
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



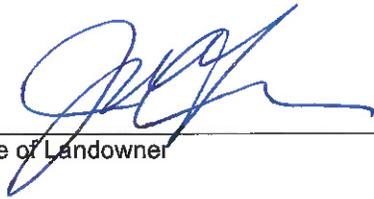
ENTRY ONTO PRIVATE LAND

In the performance of their functions, the members of the Planning Commission and the staff of the City of Sierra Madre may enter upon my land located at

200 N. Michillinda Avenue, Sierra Madre _____

Project address

and make examinations provided that the entries and examinations do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.



Signature of Landowner

7/9/21

Date

This checklist should be reviewed with a Planner to identify the specific material necessary to submit your application. Incomplete applications cannot be processed and will be returned to the applicant together with a checklist specifying the items that are incomplete.

Application Completeness: Only applications that include all of the required documents will be deemed "complete." The Department of Planning and Community Preservation retains the right to review documents and determine that they are adequate in their ability to convey the applicant's request to the decision-making body. Applicants will be notified if the application is not complete within 30 days of filling the application and paying all required fees.

MINIMUM SUBMITTAL REQUIREMENTS:

Due at the time of application submittal:

- Completed Master Plan Application Form and Supplemental Forms
 1. Master Plan Application
 2. Submittal Checklist
 3. Findings
 4. Owner's Affidavit
 5. Entry onto Private Land
 6. Environmental Information Form
- PUBLIC NOTICING:

A 300-foot radius map and the names of the property owners within a 300-foot radius required.

Submit a master list and two (2) sets of typed labels listing all property owners and their addresses for purposes of mailing public hearing notices.
- PHOTOGRAPHS: One (1) set of colored photos depicting a minimum of four views directed toward the focus of development and four views directed away from the focus of development for each area of development. All photos to be included on a key map indicating the location and orientation where photos were taken. Each photo to be provided in digital format as PDF and JPEG or PNG.
- A diagram encompassing all parcels owned or controlled by the applicant, showing the following:
 1. Existing buildings, structures, yards, walls, walks, vehicle parking areas, and landscaping and their respective date of original construction;
 2. Street alignments, grades and widths;
 3. Drainage and sanitary facilities and utilities, including alignments and grades thereof;
 4. Location and size of all required easements and rights-of-way;
 5. Location of fire hydrants, fire roads and firebreaks;
 6. Lot size and configuration;
 7. Traffic access;
 8. Grading;
 9. Land to be dedicated for park and/or recreational purposes, if any; and
 10. Other specific physical requirements in the plan and configuration as may be necessary to ensure consistency with, or implementation of, the general plan, or other applicable specific plan.

CONTENTS OF THE MASTER PLAN

- A plan showing the proposed development on the site and any expansion or new or intensified principal use (under the institution's ownership or control), shall indicate the following:
1. All proposed changes or alterations to existing buildings, structures, yards, walls, walks, vehicular parking areas, landscaping, building setback lines, flood hazard zones, seismic lines and setbacks, geologic mapping, and archaeological sites, and other such features as may be needed to make the development attractive, adequately buffered from adjacent uses and compatible with the character of the surrounding area; and
 2. The plan shall include a boundary survey prepared by, or under, the direction of a registered civil engineer or licensed land surveyor. If the applicant does not have a record title ownership interest in the premises, the applicant shall provide satisfactory evidence that the persons with the record title ownership have consented to the proposed development. For the purposes of this paragraph, "record title ownership" shall mean fee or lesser interest of record. Record title ownership does not include ownership of mineral rights or other subsurface interests which have been severed from ownership of the surface.
- A landscape plan, or plans, prepared by a licensed landscape architect, or other qualified landscape professional, drawn to scale of not less than one inch equals ten feet, and includes the following information:
1. Total square footage of all landscaped areas;
 2. Square footage of each landscaped area;
 3. Percentage of the total premises devoted to landscaping;
 4. Type of plant materials, i.e., the botanical and common names;
 5. Location, container size and number of all new plant materials;
 6. Type, size and location of a permanent irrigation system adequate for the proposed landscaping; and
 7. Location of existing trees four inches or greater in diameter, measured eighteen inches above ground level, and an indication of whether they are to be retained or removed.

ADDITIONAL ITEMS:

Consult with a Planner to determine if any of the following items are required

- PHASING PLAN if the master plan proposes development over multiple timeframes.
- TRAFFIC, PARKING AND CIRCULATION STUDY
- NOISE STUDY
- COMMUNITY OUTREACH: to conduct outreach and provide all related documentation.
- COLORED RENDERING OF FRONT ELEVATION
- THREE-DIMENSIONAL PERSPECTIVES of the project in relation to all adjacent properties.
- ARBORIST REPORT AND TREE REMOVAL PLAN: If required by the Department of Public Works
- HISTORIC RESOURCE EVALUATION REPORT: If required by the Planning Department for modifications to existing structures which are 75 years of age or older.

Additional Items to be completed after the application has been deemed "complete": PUBLIC NOTICING

A signboard must be posted on the property in a conspicuous place no more than 10 feet from the front property line to remain a minimum of 14 days prior to Planning Commission hearing. Posted signage shall be placed on the property describing the proposed project in accordance with Sierra Madre Municipal Code Section 17.60.100.B. A template will be provided once staff has deemed the application "complete".

 Electronic Copies of All Items Required Within the Submittal Checklist Required Color Prints

Unless otherwise noted by the Planner, twelve (12) 3-hole punched copies/sets of the following:

- 1) SET OF PLANS – 11"X17" reductions of completed plans submitted as part of the submittal checklist;
- 2) All Items Required Within the Submittal Checklist

CONDITIONAL USE PERMIT FINDINGS

Before any conditional use permit is granted, the applicant shall show, to the reasonable satisfaction of the body hearing such matter, the existence of the following facts:

(Provide a thorough response to the following. Include additional or separate sheets for response as necessary)

1. That the site for the proposed use is adequate in size, shape, topography, and location;

Alverno Heights Academy (AVHA) is situated on a 12.1 acre campus, one of the largest school sites in the City of Sierra Madre. No change is proposed to the total enrollment of 400 students as approved in the 2011 Master Plan. At build out, the lower school campus and the addition of the art classroom will result in 18% lot coverage for the entire campus, with 57% open space. The site is adequate in size, shape, topography and location to accommodate the new lower school buildings, parking areas, play grounds, walkways and landscaping. The site is adequate to accommodate the addition of the art classroom and the faculty parking area.

2. That the site has sufficient access to the street which is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

The school is served by a major arterial street, Michillinda Avenue. Traffic will decrease from the 2021 Update Master Plan, as compared to the 2011 Master Plan Under the Master Plan Amendment all intersections serving the school remain at their current level of service. The master plan meets and exceeds the City's on-site parking codes. The school is currently served by five driveways, located on three separate streets, which disperses traffic. The 2011 Master Plan approved a second entry only driveway on Michillinda Avenue, which remains in the 2021 Update. The internal traffic plan divides the school into lower and upper school drop-off and pick-up areas, relying on internal drive lanes to minimize impacts on adjacent streets. AVHA added the required "time limited" no parking zone on Michillinda Avenue with the addition of the modular classrooms in June of 2020.

3. 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 adjacent properties;

The campus is surrounded on the north, east and south sides by R-1 single family zoning in the City of Sierra Madre. The neighborhood west of the campus is in the City of Pasadena and is a combination of R-1 single family residences and R-M32 (32 units per acre) high density residential development. The Master Plan Update has been carefully designed to eliminate and reduce to insignificant any impacts. There are no immediately adjacent properties and all of the surrounding properties are separated by public streets. The use of building setbacks, site planning, landscape buffers, and building designs protects the surrounding properties from any impacts. The major conditions of approval for the 2011 Master Plan remain in effect, including the enrollment limit of 400 students. The 2011 noise study concluded there were no significant noise impacts. The May of 2021 noise study determined that with the decline in campus generated traffic from the 2011 to 2021 plans, that there is no considerable increase in noise levels from the project.

4. That there is a demonstrated need for the use requested;

The new Lower School campus, the addition of a new art classroom, the adaptive reuse of the Villa, the conversion of the caretaker's home to classrooms, and the completion of the 2011 approved Multi-Purpose Building will permit Alverno to meet the challenges and changing needs of providing quality Catholic education. The Master Plan Amendment will provide direct benefits to the City of Sierra Madre, its residents and businesses, providing much needed facilities and services. The school and its facilities will continue to be governed by the existing joint use agreement between the City and the Alverno.

5. That the proposed use is consistent with the general plan, zoning and any applicable design standards;

The Master Plan is consistent with Objective L41 of the Sierra Madre General Plan by providing large building setbacks from the Highland Avenue property line and the Michillinda Avenue property line. Existing mature trees and landscaping on the school's perimeters will be supplemented with plantings in selected areas. The art classroom will maintain the existing setback of the Visual & Performing Arts Building on Wilson Avenue. New structures will be designed to a high level of architectural quality. Consistent with Objective L41.2 the design of the lower school campus conveys a village theme, including preservation of the large Morton Bay Fig Tree and oak trees north of the lower school. The Master Plan implements L41.3 by the adaptive reuse of the Villa for school uses, and private events, such as wedding receptions regulated under separate permit. The Master Plan furthers Objective L41.4 by retaining a school site to meet future educational needs.

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

The Master Plan preserves the historic Villa for the public benefit, including use by civic organizations and the City of Sierra Madre. The school provides much needed recreation and open space in an area of the community not served by public parks and open space areas. The school provides additional benefits through a joint use facilities agreement between the city and the school.

MASTER PLAN FINDINGS

Master Plan Objectives and Requirements. In addition to the findings required for a conditional use permit, the planning commission, and city council on appeal, shall find that the proposed master plan is consistent with the general plan and that all of following provisions are met:

(Provide a thorough response to the following. Include additional or separate sheets for response as necessary)

1. Structures shall convey the village theme in their siting, massing, scale, use of open space and architectural character, and shall otherwise be consistent and compatible with adjacent uses;

The school buildings are designed to be compatible with the surrounding single-family and multi-family land uses. The campus will provide 57% open space at build-out of the Master Plan. The Lower School Campus preserves the significant Moreton Bay Fig tree in a proposed central courtyard area, drawing upon the architectural elements of the Villa and the mid-century modern school buildings. The arborist recommended that the Lower School structures be setback sixty feet from the trunk of the Moreton Bay Fig tree, creating a 120-foot diameter around the tree to protect its roots. This area is ideally suited for the Lower School's landscape central courtyard village theme, which will be carried out by the focus on the site planning on the central courtyard, varying the heights of the buildings as they move away from the Villa, with three of the classrooms and the administrative building one story in height and located west of the Villa road. Furtherin the Village theme, the design preserves the historic Villa gates, an open space lawn area of Highland Avenue, and the Villa's main curved entry roadway.

2. Historic structures shall be preserved to the maximum extent possible, and the project improvements shall be located and designed in a manner that does not adversely affect properties in the immediate neighborhood nor adversely affect cultural, historic, and environmental resources;

The Villa will continue to be preserved as a major historic resource for the city and for Alverno. The 2021 Master Plan Update would encourage the adaptive reuse of the Villa for the school's chapel, business offices, faculty lounge, and student activities. There are no exterior changes proposed the Villa. The plan would preserve the Villa's main entry road and the entry gate from Highland Avenue. The other historic gates will be preserved. The art classroom will be designed to be compatible with the existng Visual & Performing Arts Building, utilizing the existing setbacks on Wilson Street. There would be no changes to the exterior of the caretaker's home, which would be adaptively reused for flexible classrooms, faculty offices and storage space. The lower school classrooms would be set back 80 feet from the Highland Avenue property line, increasing the densit of the landscaping. The classrooms would be setback 20 feet from the landscape buffer on Michillinda Avenue, with increased density of landscaping in this area.

3. Structures should be designed to a high level of architectural quality, being a visual asset in the area in which they are located;

The concept architecture for the new buildings will be compatible with the Villa's materials and designs. The buildings would present a new identify in line with the school's past. The buildings would be faced in smooth plaster, have exposed wood elements, simple forms, clerestory windows for light and security. The Lower School campus campus site plan takes advantage of the natural terrain, with buildings components varying in height between one and three stories in height. The buildings will also draw upon Mid-Century Modern elements found in the existing campus, including the use of generous overhangs, exposed wood, such as benches and trellises, and natural materials.

4. Buildings and sites shall be designed to enhance the pedestrian character of the city, by opening directly onto sidewalks, providing walkways, other pedestrian linkages, and other amenities and incorporating public open activity spaces;

Due to public safety considerations at all schools, the Alverno Master Plan must balance this goal with student and faculty safety. The 2011 Master Plan enhanced the pedestrian character of the city by the installation of the decorative perimeter pilasters, view fencing and landscaping buffer on Michillinda Avenue; the installation of the decomposed granite pathway and landscaping on Grandview Avenue; and the use of the Villa's gates on Michillinda Avenue and Wilson Street. Additional campus walkways, were installed as part of the 2011 Master Plan. The 2021 Master Plan update includes new ADA access from Michillinda and access through the Villa's gate on Highland Avenue. The site plan preserves the Villa's main entry road from Highland Avenue and includes new sidewalks on the west side of the road. The 2021 Update includes additional campus walkways. The athletic field is accessible and used by our neighbors.

- 5. Landscaping shall be incorporated with the building design and reflect the overall visual character of the district which surrounds it, and shall consist of a combination of trees, shrubs and ground cover with careful consideration given to eventual size, form, susceptibility to disease and pests, durability, and adaptability to existing soil and climate conditions;

The concept landscaping plan draws its inspiration from the existing campus use of native and drought tolerant tree, shrubs, and ground cover approved in the 2011 Master Plan. The Lower School Site Plan preserves the Moreton Bay Fig tree with a 120-foot diameter area around the tree where not structures can be located. The Moreton Bay Fig tree serves as a major focal point of the campus as the student courtyard. The landscape concept continues the historic use of olive trees (*Olea Europea*) along Grandview Avenue, extended to the Michillinda perimeter, complimented with native oak trees. Jacaranda and Crepe Myrtle trees are added as flowering accent trees. Drought tolerant shrubs such as lavender and dwarf bottle brush are mixed in with drought tolerant groundcovers like Tufted Hair Grass and *Ceanothus*. Additional planting would be provided on Michillinda Avenue and Highland Avenue to screen the Lower School campus improvements.

- 6. The project shall incorporate water conservation practices such as, but not limited to, greywater plumbing, permeable ground surfaces, drought tolerant landscaping, green building materials, rainwater capture devices, and low-flow fixtures;

The school installed a series of rainwater capture devices with the construction of the athletic field in 2019. These devices capture stormwater from the east half of the entire campus. Rain capture devices were installed with the modular classrooms in 2020. This rainwater harvesting has led to substantial water conservation on the campus. The 2021 Master Plan Update includes provisions for additional rain capture devices draining the west half of the campus. The concept landscape plan would expand in the existing use of drought tolerant and native species of trees, shrubs and ground cover, and continue the use of drip-irrigation systems. The construction plans will include low-flow plumbing fixtures.

- 7. Any development of a site located north of the "Hillside view line" defined in Section 17.52.080 of this title or adjacent to R-H-zoned property shall protect the natural environment from change, preserve and protect views and preserve and maintain the identity, image and environmental quality of the R-H zone;

Alverno Heights Academy is located outside of the Hillside view line as defined in Section 17.52.080 of the Sierra Made Municipal Code.

- 8. The project will not displace or encroach into existing commercial uses.

N/A. Alverno is located on a self-contained 12.1 acre property that does not include any commercial uses.

■ MASTER PLAN FINDINGS – MODIFICATIONS TO DEVELOPMENT STANDARDS

Adjustments to the development standards of Chapter 17.38 of the Sierra Madre Municipal Code may be permitted in the master plan provided the planning commission finds that the project:

(Provide a thorough response to the following. Include additional or separate sheets for response as necessary)

1. Contains activities and functions which will be a significant asset for the city;

The Master Plan preserves the Villa del Sol D'Oro, a valuable historic asset, including preservation of the Villa's three historic gates, the caretaker's home and the former garage/stable. The master plan preserves significant open space, with over six acres or 57% of the campus dedicated to open space and recreation. The plan will preserve and enhance the native oak trees and several significant trees, including the Moreton Bay Fig tree, which is the largest specimen in the community. The school has a long tradition of serving Sierra Madre. The school instituted a community service program in 1997, dedicating thousands of hours to community causes and events. These include sponsoring events in the surrounding schools and parishes. The school has hosted Humanity Week, providing food and clothing for the needy. The school hosts a Halloween Event for the community, serving as a safe space for local children. The Alverno athletic field served as a safe open space during the Covid 19 pandemic for local families.

2. Adequately mitigates impacts attributable to any increase in floor area ratio and height; and

The Master Plan is consistent with Objective L41.1 of the Sierra Madre General Plan by providing large building setbacks, eighty feet from Highland Avenue and twenty feet from the Michillinda Avenue property lines. Highland Avenue has a 60-foot right-of-way, while Michillinda Avenue has a 64-foot right-of-way. Existing mature trees and landscaping exists at the school's perimeters to adequately screen the new buildings and additional plant materials will be added to provide additional mitigation. The design of the main classroom building will vary the elevation and height of the building. The additional height in the main classroom building assists in mitigating noise impacts to the surrounding residences. The three-story component helps to preserve significant trees and open space on the campus to the benefit of the school and the surrounding community.

3. Provides additional benefits to the community above those which can be exacted to account for the development's direct impact. Such benefits would include, without limitation, making available parking to the public when not needed for the use, dedication of on-site recreational space or parkland, facilities for public meetings, and childcare available to the public.

The school continues to provide parking for the city and for community events, such as the Wisteria Festival. The school provides space for the Sierra Madre Boy and Girl Scouts and the Sierra Madre Dance Company. The Villa hosts the Friends of the Library and other city functions. The school's athletic facilities are available for neighborhood and city use. The future multi-purpose building will be available to the city. The school and the city voluntarily approved a joint facility use agreement in 2006.

CEQA: California Environmental Quality Act Addendum to the 2011 Alverno Mitigated Negative Declaration (SCH 2011031033)

Appendix G

ENVIRONMENTAL INFORMATION FORM

(To be completed by the applicant if required)

Date Filed July 29, 2011

General Information

1. Name and address of developer or project sponsor: Alverno Heights Academy
2. Address of project: 200 N. Michillinda Avenue, Sierra Madre, CA , 91024
Assessor's Block and Lot Number: 5768-001-004
3. Name, address, and telephone number of person to be contacted concerning this project:
Julia Fanara, Head of School
[REDACTED]
4. Indicate number of the permit application for the project to which this form pertains: Master Plan/ CUP
5. List and describe and other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
Building permits; Fire Alarm & Sprinkler Permits; Public Works Permits, LACFCD Permits
6. Existing District Institutional
7. Proposed use of site (Project for which this form is filed): Construction of Lower School Campus
Art Classroom, Faculty Parking Lot, Adaptive Reuse of the Villa and Conversion of Chapel.

Project Description

8. Site size
9. Square footage
10. Number of floors of construction
11. Amount of off-street parking provided.
12. Attach plans
13. Proposed scheduling
14. Associated projects
15. Anticipated incremental development
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities

- 18. If industrial, indicate type, estimated employment per shift, and loading facilities.
- 19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
- 20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Use of disposal or potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. Relationship to a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

- 33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.
- 34. Describe the surrounding properties, including information on plants and animals and any cultural, historic or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date July 29, 2021 _____

Signature  _____

For Alverno Heights Academy _____