

PC RESOLUTION 11-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE APPROVING AN AMENDMENT TO A CONDITIONAL USE PERMIT TO APPROVE THE ALVERNO HIGH SCHOOL MASTER PLAN FOR THE CONSTRUCTION OF A 12,680-SQUARE-FOOT, TWO-STORY MULTIPURPOSE BUILDING AND A 2,900-SQUARE-FOOT OUTDOOR AMPHITHEATER; REPLACEMENT OF THE EXISTING SOFTBALL FIELD WITH A MULTIPURPOSE FIELD; RELOCATION OF THE TENNIS COURTS; AND RECONFIGURATION OF THE PARKING AREAS. THE MASTER PLAN WOULD REDUCE THE MAXIMUM PERMITTED ENROLLMENT FROM 500 TO 400 STUDENTS.

THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, an application for a Conditional Use Permit Amendment for Alverno High School Master Plan was filed by:

**Ann Gillick, Head of School
Alverno High School
200 North Michillinda Avenue
Sierra Madre, CA 91024**

WHEREAS, the request can be described as:

A request to amend a Conditional Use Permit (Resolution No. 1642 and amended by Resolution No. 2000) to allow a Master Plan for Alverno High School that includes construction of a 12,860-square-foot, two-story multipurpose building and a 2,900-square-foot outdoor amphitheater; replacement of the existing softball field with a multipurpose field; relocation of the tennis courts to a site near the proposed multipurpose field; and reconfiguration of the parking areas. The Master Plan would reduce the maximum permitted enrollment from 500 students to 400 students.

WHEREAS, the Planning Commission has received the report and recommendations of staff;

WHEREAS, public hearings were held before the Planning Commission at the June 2, 2011 and July 7, 2011 meetings, with all testimony received being made part of the public record;

NOW THEREFORE, in consideration of the evidence received at the hearings, and for the reasons discussed by the Commissioners at said hearings, the Planning Commission now finds as follows:

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- 1. That the site for the proposed use is adequate in size, shape and topography;** Alverno High School is situated on a 12.10 acre campus, one of the largest school sites in the City. The school has one of the smallest proposed enrollments (400 students) in the community and its buildings cover less than 11% of the site. The approved Master Plan would increase this coverage to 13%, continuing to provide generous amounts of open spaces. The school gently slopes 30 feet from Highland to Grandview, in a distance of 670 feet, which has reduced to insignificant the impacts from grading. This slope mirrors the surrounding grades of adjacent homes.
- 2. That the site has sufficient access to streets which are 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. At full enrollment of 400 students, the increases in traffic will be 4.3%, on Michillinda Avenue, which is considered minimal. The Master Plan will decrease traffic on Highland Avenue, Wilson Street and Grandview Avenue. The Master Plan meets and exceeds the City's parking codes. Additional traffic and parking mitigation measures have been imposed, including double "drop-off" lanes in the student parking lot.
- 3. That the proposed use will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties;** The Master Plan has been designed to reduce impacts to insignificant. The plan would continue and enhance the 50 year use of the 12 acre site for a girl's high school. The environmental analysis provides a series of mitigation measures and the imposed conditions of approval were developed to protect the surrounding and adjacent properties, including reasonable limits on enrollment, use of the school facilities, including the Villa, the Multi-Purpose Building and the Soccer/Softball Field so as not to unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties.
- 4. That there is a demonstrated need for the use requested;** Alverno has demonstrated through the Strategic Planning and Master Plan processes, the need for the amendment. The new facilities will permit the school to meet the changing educational needs for young women and allow the school to continue to attract the highest caliber students.
- 5. That the use will, as to location and operation, be consistent with the objectives of the General Plan;** Objective L36 of the General Plan is "*to provide for the development of private institutional uses in areas where institutional uses currently exist and ensure that they are compatible with and complement adjacent land uses.*" The school has occupied the site for over 50 years and the proposed Master Plan, with the mitigation measures and conditions of approval,

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will be compatible with and complement adjacent land uses. It is common for schools to be in residential areas and the size of the site is more than adequate for the intensity of the use of the school and by the greater Sierra Madre community. The school has also complied with General Plan objectives by providing the City and its residents with facilities for governmental, entertainment, athletic and cultural events.

- 6. That the public interest, convenience, and necessity require that the use be permitted at the location requested;** The two major changes to the campus are the expansion of the existing softball field to a soccer/softball field and the construction of a multi-purpose building. Master planners representing Alverno reviewed alternative locations for the field and found that the impacts were greater in these alternative locations. The planners reviewed plans turning the field to an east-west orientation, which resulted in the destruction of the Villa's mirror pool and cypress trees. The planners reviewed the location of the field in the north-west portion of the campus; however, this would result in the relocation of the existing parking area off of Michillinda Avenue, resulting in increased traffic impacts on surrounding local residential streets. They concluded from these studies that the public interest, convenience and necessity are better served with the expansion of the Soccer/Softball Field in the proposed location. The Multi-Purpose Facility would be located on the site of the present tennis courts, an area previously disturbed for development. Other site alternatives were considered inferior, would result in additional tree loss, increase traffic on local residential streets and other create other impacts.

Pursuant to Code Section 17.38.040(C), the Planning Commission shall make the following additional findings that the development plan is consistent with the General Plan, with respect to the following provisions:

- 1. Building siting, massing and scale shall be consistent and compatible with adjacent uses;** The multi-purpose building would be located on the site of the present tennis courts, an area previously disturbed, and located adjacent to Michillinda Avenue, which is a major arterial and appropriate in size to carry the traffic. The size of the multipurpose building, in terms of height and square feet, would be less than the existing Villa building, and would be designed to blend in with the existing campus buildings. Its location on the west of the campus is appropriately placed as it would balance with the order and placement of the existing campus buildings located to the north, east, and south of the campus. The closest distance between the multipurpose building and nearby residential properties, across Michillinda Ave to the west, is at least 90 feet, which provides a sufficient distance such that the impacts of mass and scale of the multipurpose building would have minimal impact to adjacent uses.

- 2. Structures should be designed to a high level of architectural quality, being a visual asset in the area in which they are located;** The Master Plan provides conceptual massing of the multipurpose building. Architectural details of the building will be submitted later as this phase of development is implemented. A project condition is imposed that as each phase of development is implemented, the applicant and property owner shall submit plans for conformity review. The plans shall include, but not be limited to site plans, elevations, floor plans, cross-sections, dimensions, materials, colors, landscaping size and species, as necessary. The Director of Development Services, or his/her assignee, shall review the plans for conformance with the approved Master Plan, General Plan objectives and zoning standards, as part of the plan check process, prior to issuance of the necessary building permits. The Director, or his/her assignee, may refer the plans to the Planning Commission, in his/her discretion, for review for conformity with the approved Master Plan, as part of the plan check process and prior to the issuance of building permits. This condition shall ensure that the architectural quality of the multipurpose building is consistent with the General Plan and zoning development standards.
- 3. Landscaping shall be incorporated with the building design and reflect the overall visual character of the district which surrounds it;** Careful effort has been made by Alverno to minimize tree removal and the school is subject to mitigation measures for the removal of two protected trees. To minimize any aesthetic impacts with campus' building designs, additional mature trees would be added between the Villa and the proposed multi-purpose building to screen the latter building from views from the Villa, and between the multipurpose building and Michillinda Avenue. Further, perimeter landscaping and fencing will be enhanced which will improve the overall visual character of the surrounding area.
- 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;** Pedestrian and vehicle entrances to the Alverno campus will be maintained, and updated perimeter fencing and landscaping will improve the pedestrian character surrounding the Alverno campus. The new outdoor amphitheater/classroom space will provide a comfortable new assembly area for students and faculty.
- 5. Compatible with adjacent uses;** The plan would continue and enhance the 50 year use of the 12 acre site for a girl's high school. The environmental analysis provides a series of mitigation measures and the imposed conditions of approval were developed to protect the surrounding and adjacent properties, including reasonable limits on enrollment, use of the school facilities, including the Villa,

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the Multi-Purpose Building and the Soccer/Softball Field so as not to unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission adopts the mitigated negative declaration and approves the Conditional Use Permit as follows:

A. ADOPTION OF MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM

The Planning Commission has reviewed and considered the Mitigated Negative Declaration and in view of all of the evidence, adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The location and custodian of records with respect to all of the relevant documents and any other material which constitutes the administrative record for the Mitigated Negative Declaration are as follows: Director of Development Services, 232 W. Sierra Madre Boulevard, Sierra Madre CA 91024.

Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that with the proposed mitigation measures, there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program based upon the findings as follows:

1. The Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act the State and Sierra Madre CEQA guidelines promulgated there under. The Mitigated Negative Declaration and the Initial Study prepared reflect the independent judgment of the Planning Commission; further, this Planning Commission has reviewed and considered the information contained in said Mitigated Negative Declaration with regard to the application.
2. Based upon the design of proposed project and the mitigation measures incorporated, no significant adverse environmental effects will occur.
3. Pursuant to the provisions of Section 15074 of Title 14 of the California Code of Regulations, the Planning Commission finds that in considering the record as a whole, including the Initial Study and Mitigated Negative Declaration for the project, there is no evidence that the proposed project will have potential for an adverse impact upon wildlife resources or the habitat upon which wildlife

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depends. Furthermore, based upon substantial evidence contained in the Mitigated Negative Declaration, the staff reports and exhibits, and the information provided to the Planning Commission during the public hearing, the Planning Commission hereby finds that there is no substantial evidence that the project will have a significant effect on the environment.

B. APPROVAL OF CONDITIONAL USE PERMIT

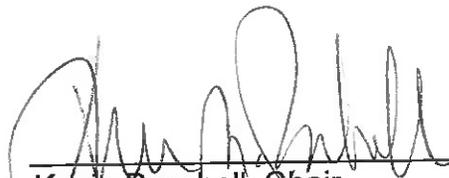
The Planning Commission hereby APPROVES the issuance of a Conditional Use Permit, subject to the conditions of approval in Exhibit A and further subject to the conditions of approval of prior conditional use permits except to the extent that those conditions are inconsistent with the conditions of Exhibit A. For example, condition 2 of Resolution 227 (issued November 21, 1963), and condition 2 of the Resolution dated February 11, 1964, regarding no lights installed on parking lot, would no longer be applicable. The Planning Commission authorizes the Director of Development Services, or his designee, to cause a Notice of Determination to be filed with the Los Angeles County Clerk and the State of California within five (5) working days after the approval of the Conditional Use Permit Amendment.

These actions are final, unless appealed to the City Council in writing within ten (10) days following the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 of the Sierra Madre Municipal Code.

The time in which to seek judicial review of this decision shall be governed by Code of Civil Procedure Section 1094.6. The Planning Commission Secretary shall certify to the adoption of this resolution, transmit copies of the same to the applicant and the applicant's counsel, if any, together with a proof of mailing in the form required by law and shall enter a certified copy of this resolution in the book of resolution of the City.

APPROVED, the 7th day of July, 2011, by the following vote:

AYES: 7
NOES: 0
ABSTAIN: 0
ABSENT: 0



Kevin Paschall, Chair
Sierra Madre Planning Commission

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ATTEST:

Danny Castro

Danny Castro, Director
Development Services Department

EXHIBIT A

CONDITIONS OF APPROVAL

General Conditions:

The applicant and property owner shall:

1. Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.

2. Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.

3. Execute and deliver to the City's Department of Development Services an Affidavit of Acceptance of Conditions on a form to be provided by such Department prior to submitting construction plans for 1st Plan Check. This approval shall not be effective for any purpose until the Applicant complies with this condition.

4. To the fullest extent permitted by law, fully protect the City, its employees, agents and officials from any loss, injury, damage, claim, lawsuit, expense, attorneys' fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this approval, or the activities conducted pursuant to this approval. Accordingly, to the fullest extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

Planning Conditions:

Applicant and property owner shall:

1. Construct the project in substantial conformance with all applications and supporting materials submitted to the Development Services Department as of May 27, 2011. Inaccuracies and misrepresentations will be grounds for immediate revocation of the Conditional Use Permit Amendment.
2. Submit the first phase of construction plans for Plan Check within one (1) year of the date of this approval; failure to do so will constitute an abandonment of the entitlement, and shall render this approval null and void.
3. Comply with the 18 mitigation measures included as part of the MND document for the Alverno High School Master Plan.
4. Assign a parking attendant(s) to assist and direct the parking of vehicles in the Alverno campus parking areas for special events and for anticipated at-or near-capacity events in the multi-purpose building. At least one parking attendant shall be assigned for every special event where it is expected that at least 100 vehicles will be expected for parking in the Alverno campus.
5. Prohibit lighting of the soccer/softball field and shall prohibit use of the soccer/softball field for nighttime games, play or activities.
6. Prohibit renting the soccer/softball field to sports groups not associated with Alverno High School, such as AYSO, or for adult soccer.
7. Submit each phase of the Master Plan development to the Development Services Department for conformity review, as each phase of the Master Plan development is implemented. The plans shall include, but not be limited to site plans, elevations, floor plans, cross-sections, dimensions, materials, colors, landscaping size and species, as determined as necessary by the Director of Development Services. The Master Plan contains four phases. The Phase 1 consists of the improvements to landscaping and fencing along the campus perimeter facing Michillinda Avenue and Grandview Avenue. Phase 1 is subject to the timing provisions found in Condition No. 2 of this Resolution. Phases 2 and 3 consist of the construction of the Multi-Purpose Building and the accompanying expansion of the Michillinda Avenue parking lot and the construction of the soccer/softball field and the new Wilson Street parking lot. Phases 2 and 3 are not sequential and may be reversed in timing. Phase 4 consists of the construction of internal campus

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improvements such as the amphitheatre and the central flag court. Phase 4 improvements can be constructed at various times and can be constructed concurrently with Phases 1, 2 and 3. The Director of Development Services, or his/her assignee, shall review the plans submitted with these phases for conformance with the approved Master Plan and General Plan objectives and zoning standards, as part of the plan check process, and prior to issuance of building permits. The Director, or his/her assignee, may refer the plans for Phases 1 and 4 to the Planning Commission, in his/her discretion, for review for conformity with the approved Master Plan, prior to the issuance of building permits. For Phases 2 and 3, the Director of Development Services, or his/her assignee, shall complete the conformity review and then refer the Phases 2 and 3 improvements to the Planning Commission for review of the architecture, grading, design, massing and landscaping. A fee for review by the Planning Commission shall be paid by the Applicant and Property Owner as a deposit against staff costs to process the review, and shall be a "Planning – Plan Check" fee, pursuant to the City's Fee Schedule.

8. Construct story poles at the location of the multi-purpose building to depict the scale, height, and massing of the multi-purpose building, at least 7 days prior to the Planning Commission's review of the plans as submitted in accordance with Condition #7.
9. The height of the multipurpose building shall not exceed 33 feet, so as to not violate the 33-foot maximum height permitted in the Institutional zone.
10. Submit a parking plan together with each submittal of a Master Plan development phase, which the Director finds meets the intent of Chapter 17.68 of the Municipal Code that either maintains existing parking for the uses during the construction process or provides for the required number of spaces in accordance with the Master Plan. For example, any reduction of existing parking spaces due to construction should be provided via equivalent on-site temporary parking spaces, or concurrent construction of new parking spaces pursuant to the Master Plan.
11. Submit to the Development Services Department detailed scale plans for the Michillinda and Wilson parking lots, including the student drop-off and pick up area, and the parking spaces located along the driveway at the southwest part of the campus, showing a total of 162 spaces which meet the minimum parking dimensions and clearances, pursuant to Chapter 17.68 of the Sierra Madre Municipal Code. Submittal of parking plans shall be required at the first plan check submittal for either Phases 2 or 3 of the Master Plan development, whichever occurs first.

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12. All lighting shall be shielded and directed onto the site. No floodlighting shall be located so as to shine directly onto any adjacent residential property, unless the lighting is low-level security lighting that cannot be effective unless it shines onto adjacent residential property.
13. Prohibit use of the multipurpose building for non-school events, with the exception of City of Sierra Madre events as permitted pursuant to the "Agreement for Use of Property Between Alverno High School and The City of Sierra Madre", dated, May 2, 2006.
14. All events shall be conducted in compliance with the Sierra Madre Municipal Code Chapter 9.32 ("Noise").
15. Prohibit any concurrent events at the Villa, soccer/softball field, and multipurpose building, with the exception of school-related events which do not include additional visitors to the campus other than Alverno students, faculty and school staff. If there are school-related events that involve outside sports teams, unless the events are in the same sport, the events shall be scheduled with a minimum of one hour of time between the end of the first event and the beginning of the second event in order to provide for sufficient on-campus parking and to mitigate traffic concerns. No more than two events which induce additional visitors to visit the campus other than Alverno students, faculty and staff may occur on campus in any single day.
16. No filming may occur on the property unless it is consistent with all provisions of the Municipal code, including Chapter 5.36 ("Commercial Photography and Motion Picture").
17. The amphitheater shall be used only for school related activities. Sound amplification is prohibited in the amphitheater, as is the installation of any lighting facilities.

Public Works Condition:

The applicant and property owner shall:

1. Submit plans for the replanting of parkway trees and construction of a sidewalk on the south side of Grandview Avenue as part of the submittal of perimeter fencing and landscaping improvements as called for in the Master Plan. The plans for parkway trees and construction of sidewalk shall be subject to review and approval by the Director of Public Works, in consultation with the Director of Development Services. The parkway trees shall be replanted and the sidewalk shall be constructed at the same time that the

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perimeter fencing and landscaping improvements are made.

(end of conditions)