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CITY OF SIERRA MADRE
PLANNING COMMISSION MINUTES
Regular Meeting of
Thursday, November 18, 2021 at 7:00 p.m.
City Council Chambers, 232 W. Sierra Madre Blvd.

9 **CALL TO ORDER**

10 Chair Pevsner called the meeting to order at 7:00 pm

11
12 **ROLL CALL**

13 Present: Chair Pevsner, Vice Chair Denison, Commissioners Dallas, Hutt,
14 Spears

15 Staff: Vincent Gonzalez, Director of Planning and Community Preservation
16 Jennifer Peterson, Administrative Analyst
17 Esteban Rubiano, Planning Technician
18 Aleks R. Giragosian, City Attorney - via conference call
19

20 **APPROVAL OF AGENDA**

21 Vice Chair Denison moved to approve the agenda. Commissioner Hutt seconded.
22 Motion carried unanimously.
23

24 **APPROVAL OF MINUTES OF NOVEMBER 3, 2021**

25 Water Department Tour.
26

27 **APPROVAL OF MINUTES NOVEMBER 4, 2021**

28 Commissioner Dallas requested that line 41 be revised to read "Commissioner Dallas
29 noted that the development layout pulled traffic to Sunnyside because it is an under-
30 utilized artery. She further noted that the East/West streets in the development
31 layout are consistent with the rest of the City in that the properties are all through lots
32 and do not back up to each other on the blocks like elsewhere in town. Backing the
33 lots up to each other would allow the streets to be reduced by half allowing for a
34 wider East/West street along the park which could provide much needed parking on
35 each side."
36

37 Vice Chair Denison moved to approve the November 3, 2021 minutes as presented
38 and the November 4, 2021 minutes as amended. Commissioner Hutt seconded.
39 Motion carried unanimously.
40

41 **COUNCIL LIAISON REPORT**

42 Council Member Parkhurst had nothing to report.
43

44 **AUDIENCE COMMENTS**

45 None.

46

47 **PUBLIC HEARING**

48

49 **CONDITIONAL USE PERMIT AMENDMENT AND ADDENDUM TO THE**
50 **MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS**
51 **ACADEMY MASTER PLAN PURSUANT TO RESOLUTION 21-19**

52

53 Applicant: Julia Fanara, Head of School, Alverno Heights Academy

54 Address: 200 North Michillinda Avenue

55

56 Director Gonzalez delivered the PowerPoint and staff report.

57

58 Julia Fanara, Head of Alverno Heights Academy provided opening comments.

59

60 Ken Farfsing, President of Board of Directors of Alverno Heights Academy delivered
61 a PowerPoint presentation, along with Stacie Nesbit, GGA.

62

63 Vice Chair Denison inquired about the original Conditional Use Permit, and noted it
64 would be helpful to review that document in consideration of the proposed
65 amendment. He also requested clarification on the availability of the athletic field to
66 the public and athletic organizations.

67 Vice Chair Denison also inquired about the Oak tree mitigation provisions which was
68 provided by Greg Applegate, Arborist.

69

70 The Commission discussed the approval process of the modular classrooms including
71 the calculation of net added square footage for the multipurpose building.

72

73 The commission discussed the traffic patterns on campus and the surrounding
74 streets.

75

76 **Chair Pevsner called for a 10 minute recess.**

77

78 **Public Comment**

79

80 David Bland

81 Mr. Bland spoke against the approval of the Conditional Use Permit.

82

83 Harry Hudick

84 Mr. Hudick spoke against the approval of the Conditional Use Permit.

85

86 Keith Stephens

87 Mr. Stephens spoke against the approval of the Conditional Use Permit.

88

89 Colleen Thomas
90 Ms. Thomas spoke against the approval of the Conditional Use Permit.
91
92 Cecilia Rogers
93 Ms. Rogers spoke against the approval of the Conditional Use Permit.
94
95 James George
96 Mr. George spoke in favor of approval of the Conditional Use Permit.
97
98 Yong Yoo
99 Mr. Yoo spoke in favor of approval of the Conditional Use Permit.
100
101 Lindsey Robinson
102 Ms. Robinson spoke in favor of approval of the Conditional Use Permit.
103
104 Dan Bacari
105 Mr. Bacari spoke in favor of approval of the Conditional Use Permit.
106
107 Darrin Klaasen
108 Mr. Klaasen spoke in favor of approval of the Conditional Use Permit.
109
110 Ellen Driscoll
111 Ms. Driscoll spoke in favor of approval of the Conditional Use Permit.
112
113 John Loftus
114 Mr. Loftus spoke in favor of approval of the Conditional Use Permit.
115
116 Cynthia Swenka
117 Ms. Swenka encouraged more outreach by the administration of Alverno Heights
118 Academy.
119
120 Sara McCarthy
121 Asst. Head of School
122 Ms. McCarthy spoke in favor of approval of the Conditional Use Permit.
123
124 Julia Dyer
125 Ms. Dyer spoke in favor of approval of the Conditional Use Permit.
126
127 Kristen Stephens
128 Ms. Stephens spoke against of approval of the Conditional Use Permit.
129
130 Chair Pevsner closed the public comment
131
132 **Discussion**
133

134 Commissioner Hutt felt that this had been an Interesting discussion with the
135 community. He noted many complaints about noise, and a lot are related to filming
136 and other non-school related activities. He stated that it is important to separate the
137 Master Plan and Temporary Use Permits. Commissioner Hutt encouraged more of
138 a green barrier on Wilson to mitigate the noise and visual impacts. He also stated
139 that he would like to require design review on certain parts of the development of the
140 campus. He also felt that the conditions of approval are too ambiguous.

141
142 Commissioner Spears raised concerns about seismic safety and encouraged a
143 survey be conducted of the existing buildings and develop mitigation measures.
144 Spears clarified that this is not intended to be an as-built building survey. He noted
145 that the school is responsible for traffic enforcement. Commissioner Spears
146 encouraged increased communication between the school and the neighbors. He
147 also noted the dark sky policy and encouraged compliance to mitigate light impacts.

148
149 Vice Chair Denison felt the Commission needed to review the previous Conditional
150 Use Permit, as well as an updated tree report in order to perform an accurate
151 review. Vice Chair Denison also requested that the Commission compile a list of
152 buildings approved by the 2011 Conditional Use Permit which have not yet been
153 built, and those which the Commission may want to review. He also encouraged
154 the conditions of approval include noise mitigation, filming and event regulations, a
155 safety plan and regular meetings or outreach between the administration and
156 neighbors.

157
158 Commissioner Dallas noted the neighbors' main concerns are traffic, non-school
159 events such as filming and weddings, and felt that the Master Plan review is an
160 opportunity to come back and readdress those issues. Commissioner Dallas stated
161 that she would like to see the lower campus return to the Commission for design
162 review, and also encouraged the inclusion of a seismic survey, and more extensive
163 Conditions of approval.

164
165 Chair Pevsner noted a lack of communication between the neighbors and the school
166 and encouraged both parties to work together.

167
168 **Action: Vice Chair Denison moved to continue this item to a date uncertain.**
169 **Commissioner Hutt seconded. Motion carried unanimously.**

170
171 **ORAL COMMUNICATION**

172
173 **Planning Commission**

174 Commissioner Dallas suggested that the Commission review the City's filming
175 ordinance.

176 Commissioner Hutt suggested that the Commission review the Municipal Code
177 pertaining to Temporary Use Permits.

178 Commissioner Spears noted the holiday decorations in Kersting Ct.

179 **Staff**

180

181 Director Gonzalez stated that the next meeting of the Planning Commission will be on
182 December 2, 2021, with a design review permit application. Director Gonzalez also
183 noted that the December 16, 2021 meeting will likely be cancelled.

184

185

186 Vice Chair Pevsner adjourned the meeting at 10:23pm to December 2, 2021.

187

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191 
Secretary to the Planning Commission

192 Vincent Gonzalez, Director of Planning & Community Preservation