

**AHA MASTER PLAN AMENDMENT 2022**

CONTENTS

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AHA Cover Letter

Exhibits:

- Neighborhood Meetings (January 24, April 4, and May 23, 2022)..... Tab 1
- Wilson Street Landscape Plan..... Tab 2
- W.G. Zimmerman Engineering, Inc. Traffic Report (Dated April 27, 2022).... Tab 3
- CSDA Design Group Noise Study (Dated April 5, 2022)..... Tab 4
- RKA Consulting Group, Engineers..... Tab 5



June 3, 2022

Mr. Vincent Gonzalez  
Director of Planning and Community Preservation  
City of Sierra Madre  
232 W. Sierra Madre Blvd  
Sierra Madre, CA 91024

**Re: Alverno Heights Academy Master Plan Update – Supplemental Documents**

Dear Mr. Gonzalez,

The Planning Commission conducted a public hearing on the master plan update for Alverno Heights Academy (AHA) on November 18, 2021. The master plan amendment was continued to allow the school to meet with the neighbors to respond to their concerns. During this same time period the city requested that AHA apply for a conditional use permit for the Villa's private rental events, assembly uses, and adaptive reuse of the historic landmark. During this same period the Planning Commission considered amending the city's temporary use permit ordinance to severely limit the use of the school's Villa for secular and non-secular events. Additionally, during this same time the Planning Commission held a workshop on the film permit ordinance, considered limitations to filming, with potential impacts to the school and in particular the Villa.

While all of the city processes and AHA planning processes were underway, AHA held three neighborhood workshops, which are more fully described below and in Exhibit One to this letter. The school completed additional traffic counts and traffic study requested by the neighbors, noise monitoring and analysis on two Villa events, consulted with our arborist and civil engineer on the Lower School concept grading plan and revised the landscaping plan on Wilson Avenue. The school met with city staff on the site, met with the City of Pasadena's traffic engineer and implemented suggestions to improve the drop-off and pick-up of students at the school.

This school has undertaken an extensive, time consuming, and expensive effort to provide the requested studies to respond to neighborhood and commission questions. It is our understanding that the city staff will act expeditiously on master plan amendment, coupled with the application for the conditional use permit for the Villa.

p: (626) 355 - 3463

e: [info@alvernoheights.org](mailto:info@alvernoheights.org)

200 North Michillinda Avenue | Sierra Madre, CA 91024

[ALVERNOHEIGHTSACADEMY.ORG](https://www.alvernoheightsacademy.org)



### Neighborhood Workshops

The school conducted three neighborhood workshops focused on the issues and questions raised by the neighbors. The meetings were conducted on January 24, 2022 (a general review of the master plan and a discussion of the issues), April 4, 2022 (a review of the proposed landscaping enhancements on Wilson Avenue and the recent traffic counts), and May 23, 2022 (a review of recent noise measurements). Neighbors were asked at the end of each workshop if there were other comments and issues they wished to discuss or if additional information was needed.

AHA relied on the certified mailing list used by the city to schedule the public hearings on the master plan. There are 194 property owners within a 300 foot radius of the school. All neighbors received written mailed notice of each workshop. The workshops included discussion of the school's master plan, filming, and the use of the Villa. Copies of the workshop agendas, handouts, and minutes are included as Exhibit One attached to this letter.

### Wilson Avenue Landscaping Perimeter

The neighbors on Wilson Avenue circulated a petition requesting additional plant materials to screen the new athletic field from their front yard view. After meeting with City staff to discuss the parameters, we presented a supplemental landscape plan to Mr. Hudak, who represents the Wilson neighbors. The plan reinforces the drought tolerant plant palette required by the city and the state by adding additional Italian Cypress trees and Olive trees in key locations along the Wilson Avenue perimeter. The planting plan adds four Olive trees and seven Italian Cypress trees. This plan complements the existing trees as approved by the city and installed with the new athletic field in 2019. The planting plan can be found as Exhibit Two attached to this letter.

### Traffic Issues

The neighbors expressed concern that the traffic impacts were understated since they relied on a traffic model developed for the existing master plan, adjusted for growth. The height of the pandemic limited the number of students at the school and the traffic model was relied upon at the time of the master plan application submittal. In order to address the neighbor's concern, AHA conducted traffic counts in November of 2021 and in February of 2022, when the school's enrollment had reached 374 students. The November counts were then compared with the February counts to study the impact of adjustments to the student drop-off and pick-up process.

The results of the 2021 and 2022 traffic counts are presented in the April 17, 2022, memo from W.G Zimmerman Engineering, Inc. Overall, the traffic counts were less than the model predicted. The level of service for all streets serving the neighborhood remains at LOS A, which is excellent. The city's general plan establishes a maximum traffic volume on local streets at 2,500 per day, or 200-300 per hour (Page 6, Circulation Element). The traffic counts for Wilson Avenue averaged 550 per day, well under the daily total. Trips into the school during the peak morning hour averaged 111, well under the 200-300 per hour general plan policy. The traffic counts on the other streets serving the school had similar results.

The study recommends that the school and the city continue to make operational adjustments to the drop-off and pick-up of students, as necessary. The school has begun “stacking” additional cars on the campus for the afternoon pick-up to reduce the cars queuing on Michillinda Avenue. Additional traffic monitoring by school staff has been implemented on Wilson Avenue as well. AHA will implement the mitigation measures outlined in the various studies and the environmental document. The traffic memo can be found as Exhibit Three attached to this letter.

#### Noise Study

A study of the noises emanating from the school was completed for the master plan update by CSDA in June of 2021 and is part of the Addendum to the Mitigated Negative Declaration for the AHA Master Plan. Neighbors expressed a concern, that the noise levels at the school were influenced by the enrollment due to pandemic restrictions. The Board of Trustees retained CSDA to complete additional noise monitoring, which was conducted on March 1, 2022, through March 3, 2022. Second noise measurements were taken April 25, 2022, through April 29, 2022. The noise study can be found as Exhibit Four attached to this letter (See the Alverno Heights Noise Study, CSDA Design Group, May 5, 2022).

The Los Angeles County Noise Ordinance exempts activities on public and private school playgrounds from noise control measurements. CSDA relied upon the City of Sierra Madre General Plan, Chapter 6, Noise-Control of Non-Transportation Noise Sources for guidance. The study relied upon the same locations for the sound monitoring equipment that the prior 2021 study used, studying all four perimeters of the school. The comparison of noise levels between 2021 and 2022 were similar. The school complies with the City’s noise ordinance (See Table 2, Page 6).

#### Tree Impacts – Concept Grading Plan

The commission requested that the arborist consult with the project’s civil engineer to determine impacts from the concept grading plan. The arborist requested that the grading be adjusted adjacent to the root zone for the Morton Bay Fig Tree (in the Quad for the Lower School campus). As the Lower School campus moves forward the city will require more precise grading plans, where it is the appropriate time to address modifications to the concept grading plan. A review of the tree impact/concept grading plan can be found as Exhibit Five attached to this letter.

We appreciate the City staff’s assistance in processing the requested conditional use permit for the special events in the Villa. Please do not hesitate to contact me if you have any questions or need additional materials. I can be reached at [jfanara@alvernoheights.org](mailto:jfanara@alvernoheights.org) or at 626-355-3463.

Sincerely,



Julia Fanara  
Head of School

cc: Planning Commission  
Board of Trustees  
Ms. Sunny Soltani, Esq, Aleshire & Wynder  
Attachment: AHA Master Plan Update – Supplemental Documents Binder

AGENDA

Alverno Heights Academy Master Plan Amendment

Neighborhood Meeting

January 24, 2022, 6:30 p.m. to 8:30 p.m.

- I. Welcome
- II. Introduction of the Neighbors, School Trustees and Staff
- III. Purpose of the Neighborhood Meeting

The School desires to better understand our neighbor's concerns. Neighbor comments will help the school and the master plan consultant team collect additional information and data, if needed, and to consider modifications to the master plan amendment.

- IV. Rules

We want to hear from everyone. Speakers are requested to limit their comments to five minutes. We can go back and add time for prior speakers, after we have heard from everyone wishing to speak. Please be respectful of all speakers. Comments will be written down and recorded to make sure that we have accurately and fully understood each comment.

- V. Brief Background – Ken Farfsing, President of the BOT

- Summary of Master Plan

- The TUP for the Villa and Filming Permits

- Planning Commission Workshop - TUP and Filming

- Second Neighborhood Workshop – Mid to Late February

- VI. Listening Session

- VII. Summary and Conclusions

Adjournment



Dear Neighbors,

January 12, 2022

On January 24th at 6:30 pm Alverno will be holding a neighbor meeting for nearby residents to Alverno Heights Academy to discuss the Master Plan.

**The meeting will take place in the schools cafeteria from 6:30 p.m. - 8:30 p.m.**

We will be following Alvernos and LA county guidelines for gathering during Covid.

**You must:**

- o **RSVP by January 24th at 9AM**
- o Please send email to [alverno@alverno.edu](mailto:alverno@alverno.edu), with name and address - (space is limited)
- o Show proof of fully vaccination along with photo identification of a negative PCR test taken within 72 hours of the meeting
- o Masks must be worn at all times - KN95 / N95 / Surgical 3 ply
- o Seats will be set-up socially distanced from one another

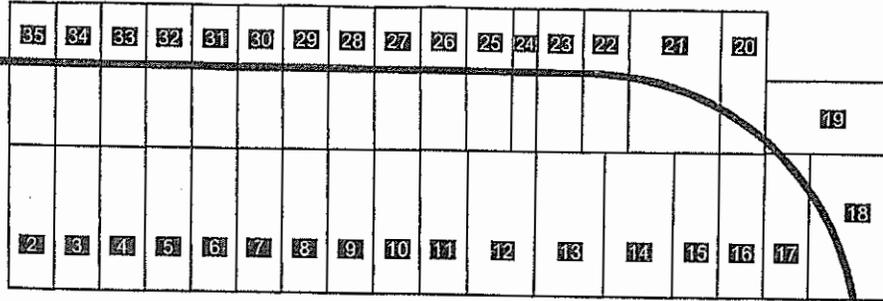
Sincerely,

Julia Fanara  
Head of Alverno Heights Academy

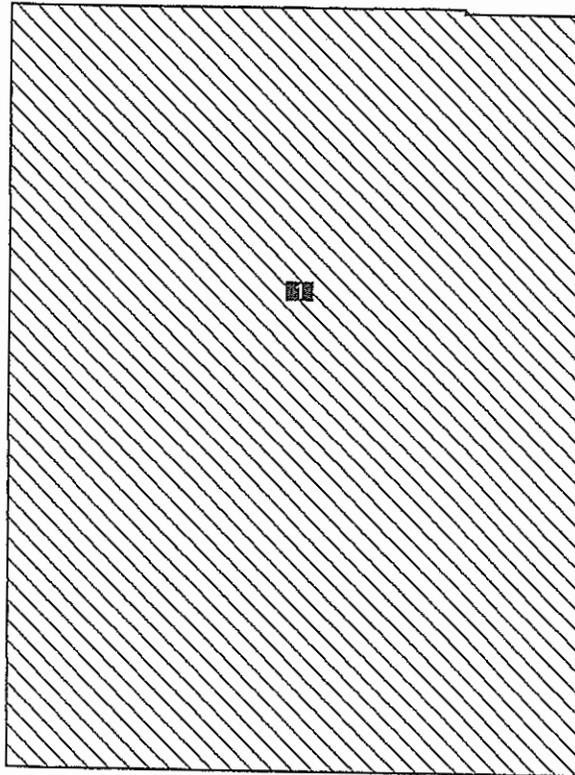
Andrea Bertollini  
Facilities Director

***\*\*\*We ask that if you are feeling unwell for any reason and or showing symptoms of a cold or flu that you do not attend this meeting! Anyone who will not be able to attend can email [alverno@alverno.edu](mailto:alverno@alverno.edu) and ask for the meeting notes to be emailed.***

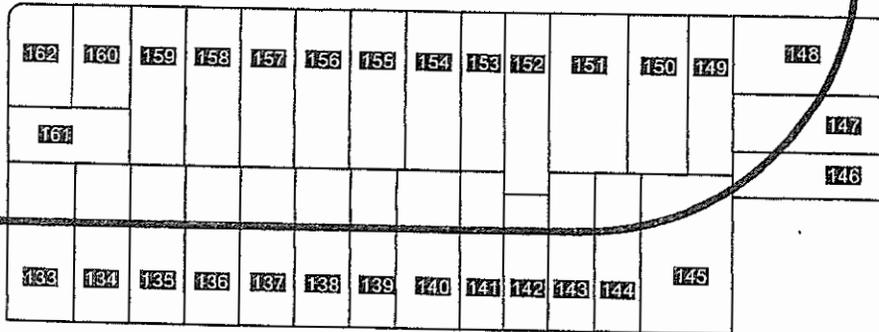
W ALEGRIA AVE



W GRANDVIEW AVE



W HIGHLAND AVE



W MONTECITO AVE

TROPICAL AVE

MICHILLINDA AVE

WILSON ST

N SUNNYSIDE AVE

CARTWRIGHT ST

CYNTHIA AVE

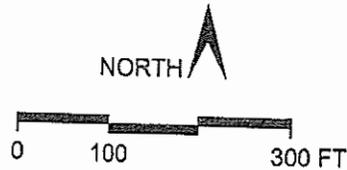
MEAD ALLEY

VALLEY VIEW AVE

MULTI PARCEL  
BASE LOT  
73 THRU 74

MULTI PARCEL  
BASE LOT  
115 THRU 132

NOTE: UNITS ON MULTI PARCEL BASE  
LOTS INCLUDE ALL RIGHTS AND  
INTERESTS IN THE COMMON AREAS AS  
SET FORTH IN THE DEEDS OF RECORD.



LEGEND	
	PROJECT SITE
	300 FT RADIUS
	MAILING LIST KEY

<b>RADIUS MAP</b> 300 FT ON ASSESSOR'S PARCEL BASE	<b>PROJECT SITE</b> 200 N MICHILLINDA AVE SIERRA MADRE, CA 91024  APN 5768-001-004	<b>APPLICANT</b> ALVERNO HEIGHTS ACADEMY BOARD OF TRUSTEES  ALVERNO HEIGHTS ACADEMY	<b>REQUESTING AGENCY</b> CITY OF SIERRA MADRE	7/8/2021	<b>PREPARED BY</b> CITY RADIUS MAPS ROBERT SIMPSON 818-850-3382  P 21374 Copyright CRM
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**Alverno Heights Academy Neighbor Meeting**  
**January 24, 2022**  
**Meeting Minutes**  
**Located outside in the Villa Terrace**

Meeting started at 6:37 PM

**AHA representatives**

Ken Farfsing BOT President, Julie Dyer Lopez BOT Member, Ellen Driscoll BOT Member, Julia Fanara Head of School, Sara McCarthy Asst. Head of School, Joanne Harabedian Lower School HOS, Mr. Yung Yoo, AHA parent and Master Plan Committee member, and Andrea Bertollini AHA Facilities Director.

**Neighbor Attendees**

Robert Nydam (Wilson), Leesa Puleo (Highland), Carole Farrell (Wilson), Cynthia Swenka (Wilson), Harry Hudick (Wilson), Mike Karayan (Cynthia/Michillinda), Helen Gronquist (Wilson), Mr. and Mrs. Stevens (Grandview), Chui Chow (Michillinda), Mrs. Thomas (Wilson).

**Welcome/ Purpose of Meeting**

Julia Fanara and Ken Farfsing welcomed and thanked the neighbors for attending.

**Agenda Review/ Meeting Rules**

Mr. Farfsing reviewed the agenda and rules for speaking. AHA wants to ensure that all neighbors get a chance to speak, so there will be an initial five minute speaking limit. Speakers who need more time will be given additional time after everyone had their chance to speak, time permitting.

Mr. Farfsing indicated that the school staff will be listing the issues related to the Master Plan, the Temporary Use Permit, and the filming on the campus. Mr. Farfsing stated that additional meetings will be held with the neighbors on the Master Plan. The purpose of this meeting was for neighbor comments, issues, and questions.

Mr. Farfsing indicated that in talking with Director Mr. Gonzalez, the Planning Commission will hold a workshop on the Temporary Use Permit for private events in the Villa and on the City's filming regulations. There is understandable confusion between the regulations under the Master Plan, the TUP and filming regulations, so the workshop will help sort out the requirements. The neighbors and the school will be invited to the workshop. The City has not yet set a date.

There were initial questions regarding notification for this meeting. AHA representatives indicated that the school sent an email notice on December 27th to neighbors who were on the

school's email list. Since this list is limited, AHA followed up with a mailed notice to every neighbor on the City's official mailing list. Two neighbors stated that they did not receive the letter and one commented that maybe they threw it out because it was addressed to a resident. Neighbors were encouraged to give the school their e-mail address and to have other neighbors give them their e-mail addresses. There was also a clarification of the Covid requirements for the meeting. AHA apologized for any confusion about the Covid requirements. Meeting minutes will be emailed to people in attendance and to city officials

### **Brief Background**

Mr. Farfsing reviewed the 2011 Master Plan. The major projects approved were the multi-purpose building, the athletic field, Michillinda and Grandview perimeters and internal campus landscaping improvements. He distributed copies of the summary of the 2021 Master Plan Update and reviewed the proposed improvements. A neighbor asked what work was being done on the Wilson art room over the summer. Ms. Fanara explained that the school was refurbishing a patio that had been donated by the Sierra Madre Rotary club in 2009. The patio is an outdoor art teaching space and is used due to Covid restrictions.

### **Listening Session**

Mr. Farfsing requested comments, questions and concerns about the Master Plan Update. The school will record comments on the Master Plan, TUP and filming permits.

### **Mike Karayan**

Mr. Karayan lives on Michillinda and Cynthia. He has no problem with the school, with the traffic, noise, and kids; he likes it all. He wanted to understand the distance of the proposed classrooms from the Michillinda perimeter and what would the building look like on Michillinda. He did not want to look at a blank wall. Mr. Farfsing stated that AHA does not want a blank wall on Michillinda and the building designs will be complementary to the Villa. The area will be planted with trees. Mr. Farfsing added that one of the undecided City issues is which Master Plan improvements will require design review approval by the Planning Commission. It is possible that the school buildings on Michillinda will require Commission review, which includes a public notice.

### **Bob Nydam**

Mr. Nydam moved to his home on Wilson recognizing the high school; however, the change to the elementary school is disappointing. He has a TK-8<sup>th</sup> Grade background as a teacher in the 1990's. He observed that young kids are loud and filled with energy. He feels the TK-8<sup>th</sup> Grade has lowered the quality of life, especially now that he works at home more often. He requested that the traffic and noise studies be redone since the school was not at full enrollment when the studies were conducted due to Covid restrictions. Mr. Nydam felt that perhaps the school seemed noisier now due to the quiet times during Covid when the campus was closed.

Mr. Nydam was one of the neighbors involved in the conversations in 2009-2010 regarding filming and the Villa's TUP. These conversations resulted in the conditions in the TUP. He felt that the school and the neighbors came to an agreement on the private use of the Villa and he feels we can still do the same. The City may need to revise the city-wide filming regulations; for example, the number of signatures required on the filming permit from the neighborhood, or the neighbor notification process, etc. He felt it would be good to review and familiarize everyone with the TUP conditions, since there were good conditions. AHA is fine if they follow the conditions of the TUP. Mr. Nydam said that school activities, dances, events are not a problem. He requested more trees on the perimeter of the athletic field. Mr. Nydam felt that Michillinda was a high volume street and can handle a much larger load of traffic than Wilson. He wanted to know if the second driveway is still planned for Michillinda. Mr. Farfsing replied that the second drive on Michillinda is included in the Master Plan Update. The second driveway would be south of the existing driveway and would be used for entrance only, while the existing drive would be converted to exit only.

#### **Harry Hudick**

Mr. Hudick agrees that the traffic and noise studies should be being redone. He also felt that the Upper School student drop off and pick-up on Wilson is now more organized after the Planning Commission meeting, with school staff directing traffic. He is concerned about high speeds of cars headed south on Wilson in the morning. The school staff may need to stay longer to monitor parents. He supports speed bumps on Wilson. He does not mind the filming, if the film crew trucks are not parked on Wilson. He wants full green trees planted on Wilson, like the hedge north of the Villa gate on Wilson.

#### **Carole Farrell**

Ms. Farrell enjoys the view of the Villa, however the temperatures in her house in the summer have increased because some of the street trees and school trees were removed. She has no issues with school and loves hearing the sound of the students, games etc. She is concerned that filming seems to have increased and feels that it is ruining the neighborhood. Trucks parked across the street from her house are a particular problem. The film crews are often violating the morning start time restrictions, beginning at 6 am instead of 7 am. She also felt that teams visiting the athletic field were a problem at times, since parents don't know where to park. Ms. Thompson appreciated that school staff was stationed on Wilson Avenue during the morning and afternoon drop-off times; but felt that school staff was not as visible as they could be. AHA made a note to make sure that the coaches and the athletic director continue to follow up with visiting schools and tell them where to park. Mr. Hudick commented that trash from the games and filming is an occasional issue.

Neighbors had additional filming process questions. The neighbors are not receiving copies of the signatures and are wondered if the City's process has changed. Ms. Bertollini explained the

process from Alverno's standpoint. The process involves the film company and the City. Once a date for filming is selected, Alverno then receives a copy of the film permit when it is approved.

### **Kristen Stephens**

Ms. Stephens expressed concern with noise from a wedding reception held in December. Her husband recorded the noise being over the 100 decibel level. She felt that Alverno should be enforcing the noise rules. The security officer is supposed to control the noise. She cannot reach anyone at the school or at the police department during the weekends.

Ms. Stephens mentioned that the Master plan in 2011 approved a gymnasium so that all the kids can play inside. She wanted to know when the building was anticipated to be constructed. She was concerned that AHA during Covid held only one neighbor meeting. The school added the TK-8th Grade without a meeting, the school is allowing students to play volleyball and basketball in the Michillinda parking lot. This has changed their quality of life. On weekends there is noise with landscapers and parents. She would like school staff stationed at the intersection of Grand View and Wilson in the morning to slow down the traffic going to the school. She also observes that school staff enters through the exit gate. Ms. Stephens is concerned about deliveries and busses running in and out of the Michillinda parking lot. She did not feel that the school or the City was being transparent as they did not respond to her concerns and questions. She and husband have written numerous emails. The whole school is too noisy. They cannot use their yard on weekends. The school should take better care of the landscaping on Grandview and pick up trash that accumulates in the street. The school has ADA issues on Michillinda. AHA must be using an electronic whistle for sporting events. AHA has filming and school events past 12AM. Her security cameras picked up headlight after 12 AM entering the school. She hears gates open at all hours. She has walked to guard at the gate and they don't speak English. The school is also hold late night sporting events. Ms. Fanara indicated that after she received this late night complaint, it turned out to be the school's cleaning service. The cleaning contractor was instructed to not be on the campus that late at night.

### **Chui Chow**

Ms. Chow stated she is a long term neighbor and moved into her house in 1989. She is very supportive of education and has been a past PTA president and worked on many school fund raisers. Her home is immediately across the street from the school's Michillinda entrance/exit. She hears the school noise and it does not bother her during the day. She had been part of the original neighbors who were concerned about filming at the campus and the weddings. She is tired of the stress from the wedding noise and feels that the school and the police do not enforce the TUP. When she closes the windows in her house, she can hear the "bass" beat of music. Ms. Chao commented that the noise limits are not well understood by the police department. Some police officers have agreed that the noise is loud, but that they cannot do anything about it. She wants to continue to work with the school. She also had some bad experiences with film crews who parked trucks outside of her house on Michillinda. Sometimes there are four to five trucks

parked on her side of Michillinda, where she cannot park her car on the street. Trucks have been parked in the middle of the night. All this activity impacts her family's quality of life.

### **Colleen Thomas**

Ms. Thomas lives at 249 Wilson for the past six years. Wilson had been a quiet street when she moved in. The high school parents drive at excessive speeds to the school. She has safety issues deciding when to get in her car when leaving her house in the morning. She was upset to hear at the City Planning meeting that AHA was giving the high school students detention if their parents were driving too fast or entering through the exit gate. She is concerned that the high school will go co-ed. Mr. Farfsing responded that AHA has a cap of 400 students and that AHA has no plans to change to a co-ed high school. She expressed concerns about excessive filming. Her driveway gets blocked. She and her husband work in the film industry and believe that Alverno can impose additional conditions of filming. Mr. Farfsing reiterated that AHA follows the city regulations regarding filming.

### **Leesa Puleo**

Ms. Puleo felt that the school was relying on filming revenues to fund the new buildings. Mr. Farfsing replied that the new school buildings will need to be funded through a capital campaign and with loans, like the athletic field was funded. Filming revenues are not consistent and would not be considered by the bank. For example, during the writer's strike there was no filming anywhere. During the early Covid, filming was not permitted by the County. Ms. Fanara clarified that school events are separate from private events in the TUP. For example, for school events there can be amplification and end time for events is later. She reminded neighbors of the dance that is taking place at the Villa on January 29<sup>th</sup>. AHA had sent out the event on the monthly calendar. Ms. Fanara indicated that the school had met with the public works director, planning director, and city staff two weeks ago. We walked the entire school perimeter to review the proposed conditions of approval. At this meeting the school requested "school zone signs" to be placed on all the school's perimeter streets, hoping this would help to control the speeds.

### **Helen Gronquist**

Ms. Gronquist wanted to know if a parochial school has rules of not having events on a Sunday. She noticed a soccer game this past Sunday. Ms. Fanara stated that the church has different guidelines from decades ago and activities can be allowed on Sundays. The game on the past Sunday was the Alverno Soccer Alumni.

### **Adjournment**

There being no additional comments, Mr. Farfsing stated that AHA will be holding a second neighbor meeting where the traffic and noise consultants will attend. The meeting would be scheduled in March and the neighbors will receive written notice.

**Meeting adjourned at 9:18 PM**

## AGENDA

**Alverno Heights Academy Master Plan Amendment  
Neighborhood Meeting  
April 4, 2022, 6:30 p.m. to 8:30 p.m.**

- I. **Welcome**
- II. **Introduction of the Neighbors, School Trustees and Staff**
- III. **Purpose of the Neighborhood Meeting**

The School desires to better understand our neighbor's concerns. Neighbor comments will help the school and the master plan consultant team collect additional information and data, if needed, and to consider modifications to the master plan amendment.

- IV. **Rules**

We want to hear from everyone. Speakers are requested to limit their comments to five minutes. We can go back and add time for prior speakers, after we have heard from everyone wishing to speak. Please be respectful of all speakers. Comments will be written down and recorded to make sure that we have accurately and fully understood each comment.

- V. **Review of Additional Trees and Screening on Wilson Avenue – Ken Farfsing, AHA**

- VI. **Review of Traffic Counts – Bill Zimmerman, WGZE**

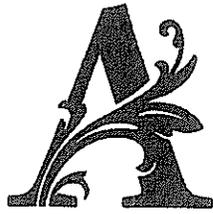
- a. Parking Lot Turning Movements
- b. Comparison of February 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> 2022 to November 19<sup>th</sup>, 2021 Traffic Counts

- VII. **Review of Noise Measurements – Indi Savitala, CSDA Design Group**

The noise consultant will present the findings of the noise study at the next neighbor meeting.

- VIII. **Summary and Conclusions**

**Adjournment**



# ALVERNO HEIGHTS ACADEMY

\*\*\*\*\*

*Be who you imagine*

Dear Neighbors,

You are receiving this letter because you are within 300' of Alverno Heights Academy located at 200 N. Michillinda Ave., Sierra Madre, CA 91024

Alverno Heights Academy will be holding a second meeting to discuss our Master Plan on Monday, April 4, 2022 at 6:30 pm. The meeting will be located in the school's cafeteria. There is also a link to the Master plan on our website: <https://www.alvernoheightsacademy.org/>

The link is posted on our schools website at the footer (where our address and phone number are located):

<https://www.alvernoheightsacademy.org/wp-content/uploads/2022/02/AlvernoMasterPlan.pdf>

Here you will find the information that was presented at the City of Sierra Madre's Planning Commission Meeting on November 18, 2021.

If you have any questions regarding the Master Plan please plan on attending this meeting.

Proof of Vaccination cards with a Photo ID or a negative PCR test within 72 hours of the meeting will be required. A N95, KN95 or Surgical grade mask will be required. We will follow all Los Angeles County guidelines and some restrictions may apply.

Please RSVP to: [facilities@alvernoheights.org](mailto:facilities@alvernoheights.org) by March 30, 2022

If you cannot attend this meeting you may request the minutes from this meeting by email.

Sincerely,

Andrea Bertollini

Director of Facilities

Julia Fanara

Head of Alverno Heights Academy

**Alverno Heights Academy Neighbor Meeting**  
**April 4, 2022**  
**Meeting Minutes**  
**Located Outside in the Villa Terrace**

Meeting started at 6:38 p.m.

**AHA Representatives**

Ken Farfsing BOT President, Julie Dyer Lopez BOT Member, Ellen Driscoll BOT Member, Julia Fanara Head of School, Sara McCarthy Asst. Head of School, Joanne Harabedian Lower School HOS, Mr. Yung Yoo, AHA Parent and Master Plan Committee member, Andrea Bertollini Facilities Director, Staci Nesbit, Gonzales Goodale Architects, and Bill Zimmerman, WGZE Traffic Engineering.

**Neighbor Attendees**

Helen Gronquist (Wilson), Chui Chow (Michillinda), Leesa Paludio (Highland), Keith and Kristin Stephens (Grandview).

**Welcome and Purpose of the Meeting**

Julia Fanara welcomed the neighbors. Mr. Farfsing explained that the noise consultant had become ill and could not attend tonight's meeting. The review of his noise measurements will be rescheduled for the next neighbor meeting.

**Agenda Review. Meeting Rules**

Mr. Farfsing reviewed the meeting rules from the January 24<sup>th</sup> meeting. Ms. Paludio stated that "there are only 4 houses represented and this is not worth her time" and left the meeting at 6:42 p.m.

**Review of Wilson Landscaping Plan**

Mr. Farfsing reviewed the background of the landscaping plan and the city and state drought tolerant landscape requirements. After meeting with the city staff and Harry Hudik representing the Wilson Avenue neighbors, the school prepared a revised landscaping plan for Wilson Avenue. Mr. Farfsing passed out copies of the plan and reviewed the new trees to be added. The school will add four multi-trunked Olive trees and seven Italian Cypress trees to increase the screening of the athletic field. Some space between trees is necessary so that the trees have room to grow.

**Review of the New Traffic Counts**

Mr. Zimmerman provide copies of the traffic counts, comparing November 2021 counts, with February 2022 counts. The neighbors expressed concern that the traffic counts were based on a traffic model that was part of the 2011 Master Plan, adjusted for growth and that November traffic counts should be redone since the enrollment at the school was impacted by Covid. Mr. Zimmerman explained that the traffic count consultant conducted a three-day, mid-week, count in February, when the enrollment was at 372 students. He reviewed the handout that illustrated the traffic counts. Overall the traffic volumes were less than the prediction in the model.

Kristen Stevens asked about the impacts on Grandview. Mr. Zimmerman stated that his report reviewed the Grandview intersections but not examine entering and exiting since Grandview does not have any driveways used for the school.

Ms. Steven discussed the cars lining up on Michillinda in the afternoon and the impacts on the Highland Avenue intersection.

Julia indicated that AHA and Mr. Zimmerman met with Sierra Madre officials and the City of Pasadena's traffic engineer to review the Michillinda and Highland intersection. They suggested that the school make use of the Michillinda parking lot to stack additional vehicles for afternoon pick-up. The school immediately began implementing this suggestion, which has allowed for the queuing of 30-40 vehicles on the the campus and reduced the line of cars waiting on Michillinda. AHA continues to send reminder emails to all parents regarding the drop-off and pick-up procedures. Julia indicated that the city was adding additional "keep clear" striping at the Highland and Michillinda intersection.

Ms. Stevens asked if parent volunteers could work the intersection. Ms. Fanara replied that for liability purposed the school cannot use volunteer to direct traffic.

Ms. Stevens requested that the city to install no parking signs on Grandview. Mr. Zimmerman stated that the city would have to decide on the signs and that the police department would be responsible for monitoring speed and view traffic violations.

Chui Chow wanted to second Ms. Steven's comments. She has lived across the street from the Michillinda entrance for decades and there is a lot of traffic on Michillinda and the intersection of Grandview Avenue is always busy. Also, people have always parked in front of her house and sometimes block her driveway.

Ms. Chow requested an elaboration of how the second gate and second driveway on Michillinda would work. Mr. Farfsing and Mr. Zimmerman explained that the second driveway on Michillinda, as planned in the 2011 Master Plan, remains in the proposed plan. The new driveway would be located south of the existing driveway and it would be converted to an enter only driveway. The existing school driveway would be converted to an exit only drives.

Bill Zimmerman indicated that he continues to work with the school staff on adjusting the operational plan for the pick-up and drop-off of students, on both Michillinda and Wilson Avenue. He thought that the school was doing very well and that mixing vehicles dropping of the high school students in with the vehicles dropping off elementary school students was impractical, primarily due to the amount of additional time that parents need to drop-off the younger children, who are required by State law to be secured in special car seats.

#### **Other Items**

Mr. Farfsing asked if there were other subjects or issue that the group would like to discuss.

Kristen Stevens inquired of the elevation of the new lower school building and what is the vision of the timeline of construction is. Would it be a piece meal project? She stated she didn't want to hear jack hammering like she did when AHA had to demolish the former fishing pond for the modular classrooms.

Mr. Farfsing indicated that the project phasing would be dependent upon fund raising or capital campaigns, like the campaigns conducted for the Michillinda view fencing and landscaping, the Learning

Technology Center, and the new athletic field. Certain phases of the project will take a few months and others a longer time. Some construction activities will be noisy and other activities will not be noisy. These impacts are discussed in the environmental document. Certain items called out on the amended master plan, like the conversion of the caretakers house to classrooms could go fairly quickly.

Kristen Stevens asked about construction staging. She heard the noise from when AHA constructed the athletic field. She does not want to see or hear any construction. She does not want to see dumpsters in front of her house for months

Mr. Farfsing responded that the city approves all staging and construction work. AHA will follow all of the permitting requirements and city restrictions. The project will need to be completed in phases and AHA is not sure what will be built first.

Kristen Stevens asked if volleyball & basketball will continue to be played in the Michillinda lot. Ms. Fanara responded that the even with the construction of the Lower School sports courts and the Multi-Purpose Building, there will always be a need for athletic events in the Michillinda lot.

Ms. Stevens felt that the school was dismissive of her concerns.

Board Member Driscoll stated that AHA is being honest with her, the school does not want to speculate and is not minimizing or dismissing concerns.

Mr. Stevens indicated that AHA is using louder whistles, always hearing children screaming and it interrupts her dinner.

Ms. Chow asked how many courts will be in the Multi-Purpose building. Ken Farfsing indicated that the plan calls for one indoor court for basketball and volleyball.

Ms. Chow stated that she was going off topic a bit, however, the school's gala was very loud and she could hear it in her house. Worse than ever. She could hear the auctioneer. The music was good but the man's voice was very, very, loud and wanted to know if the gala followed regulations.

Ms. Fanara explained that this was a school event and that we follow the noise regulations for school events.

Mr. Farfsing stated that he had Ms. Bertollini make sure that the gala was adhering to the decibel level requirements and she then adjusted the volume levels down.

Ms. Chow thanked the school for the explanation and acknowledging the sound from the gala.

Ms. Chow asked about the tree planting on Michillinda with the Master Plan.

Mr. Farfsing indicated that the school lost many trees due to wind, drought and the bark beetle since 2011. The revised master plan is adding additional plants and trees on the Highland and Michillinda perimeters, along with new trees on Wilson Avenue.

Staci Nesbit reminded the group that the new Lower School buildings will help block a lot of the noise that is being discussed regarding the homes on Michillinda

Ms. Gronquist asked if filming is part of the Master Plan. Ms. Stevens stated that the city has it listed separately and will be discussing at a city meeting at the end of April

Ms. Chow asked if AHA has a maximum number of films that we allow on campus. She also wanted to make sure that no trucks be idling in front of her house and that there should be someone there to enforce the no idling rule.

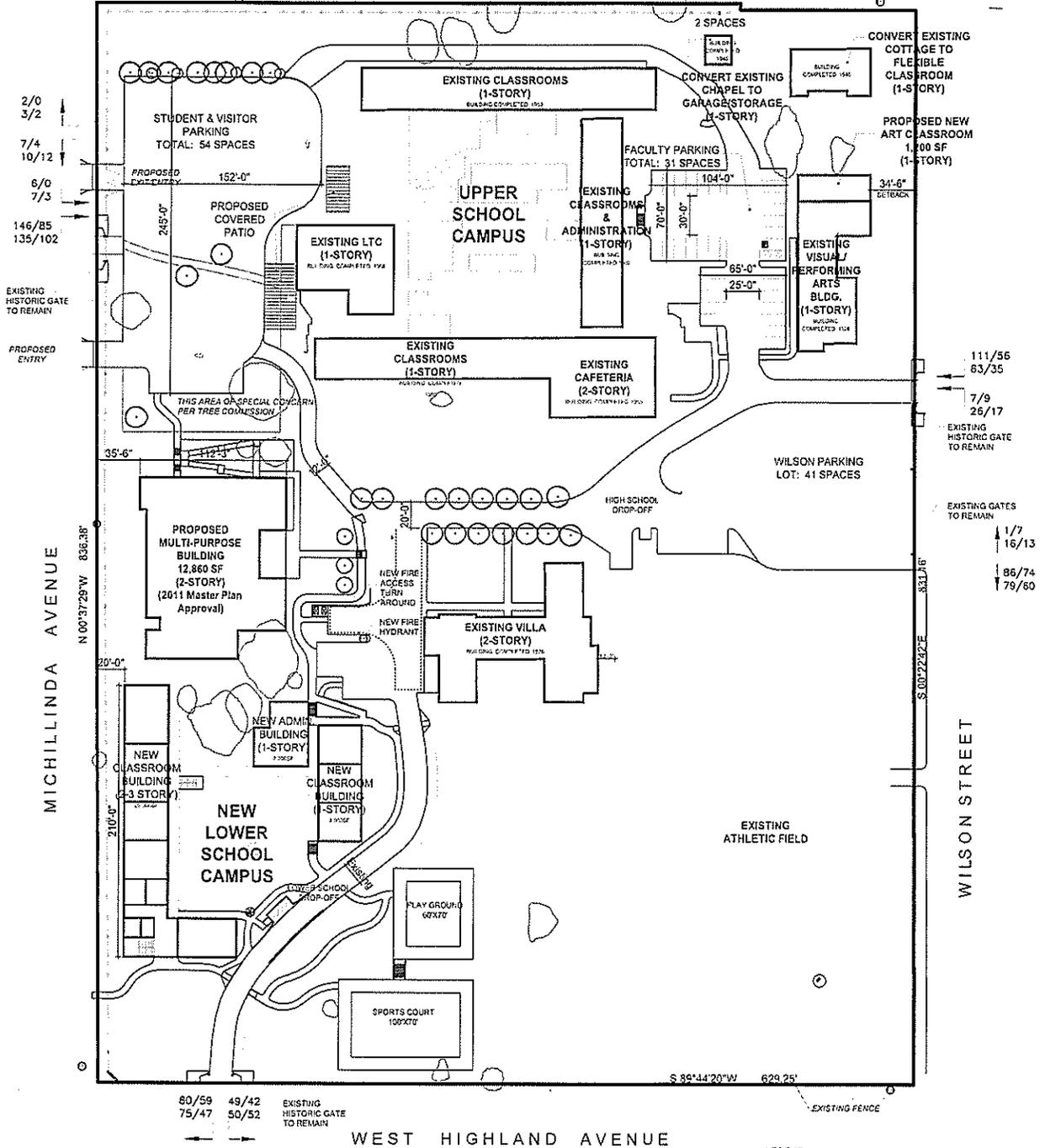
Ms. Fanara stated that if the proposed filming date work for the school, then then it up to the filming company to secure permits from the city. Mr. Farfsing and Ms. Bertollini explained the filming permit process from scouting the location, to the city permitting, and then to the actual filming.

There being no other items, Mr. Farfsing thanked everyone for coming and that we would be setting up a third neighbor meeting to review the results of the noise monitoring.

Meeting ended at 9:04pm

WEST GRANDVIEW AVENUE

N 89°44'51"E 496.85' S 09°45'09"E 5.00' N 89°44'51"E 135.69'



WEST HIGHLAND AVENUE

PARKING LOT TURNING MOVEMENTS

LEGEND:  
 TOP: AM(7:30)/PM(2:30) PEAK HOUR - FEBRUARY 2022  
 BOTTOM: AM(7:30)/PM(2:30) PEAK HOUR - NOVEMBER 2021

## February 2022 Vs. November 2021 Counts Comparison

### Michillinda Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
146	6	7	2	135	7	10	3

### Michillinda Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
85	0	4	0	102	3	12	2

### Highland Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	49	80	0	0	50	75

### Highland Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	42	59	0	1	52	47

### Wilson @ North Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
111	7	0	0	63	26	0	0

### Wilson @ North Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
56	9	0	0	35	17	0	0

### Wilson @ South Driveway AM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	1	86	2	3	16	79

### Wilson @ South Driveway PM

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	7	74	1	1	13	60

After Implementation of Drop-off/Pick-up Operational Plan

February 2022 Vs, November 2021 Counts Comparison

Michilinda Driveway AM

February 2022				November 19, 2021				20-Apr-20			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
146	6	7	2	135	7	10	3	130	10		
				162							

February 2022			
Right in	Left in	Left out	Right out
139	3	9	1
153	7	7	3
147	9	6	2
146	6	7	2

Tuesday  
Wednesday  
Thursday  
AVE

Michilinda Driveway PM

February 2022				November 19, 2021				Right in Left in Left out Right out			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
85	0	4	0	102	3	12	2				
				89							

February 2022			
Right in	Left in	Left out	Right out
84	0	5	0
83	0	3	0
88	1	3	0
85	0	4	0

Tuesday  
Wednesday  
Thursday  
AVE

Highland Driveway AM

February 2022				November 19, 2021				20-Apr-20			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	49	80	0	0	50	75				41
				129							

February 2022			
Right in	Left in	Left out	Right out
0	0	50	82
0	0	57	78
0	0	41	79
0	0	49	80

Highland Driveway PM

February 2022				November 19, 2021				Right in Left in Left out Right out			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	42	59	0	1	52	47				
				101							

February 2022			
Right in	Left in	Left out	Right out
0	0	34	41
0	0	41	48
0	0	52	88
0	0	42	59

Wilson @ North Driveway AM

February 2022				November 19, 2021				Right in Left in Left out Right out			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
111	7	0	0	63	26	0	0	15			31
				118							

February 2022			
Right in	Left in	Left out	Right out
112	8	0	0
112	6	0	0
110	7	0	0
111	7	0	0

Wilson @ North Driveway PM

February 2022				November 19, 2021				Right in Left in Left out Right out			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
56	9	0	0	35	17	0	0				
				65							

February 2022			
Right in	Left in	Left out	Right out
42	5	0	0
67	15	0	0
59	6	0	0
56	9	0	0

Wilson @ South Driveway AM

February 2022				November 19, 2021				Right in Left in Left out Right out			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	1	85	2	3	16	79			3	25
				86							

February 2022			
Right in	Left in	Left out	Right out
0	0	1	85
0	0	1	86
0	0	0	86
0	0	1	86

Wilson @ South Driveway PM

February 2022				November 19, 2021				Right in Left in Left out Right out			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	7	74	1	1	13	60			4	35
				81							

February 2022			
Right in	Left in	Left out	Right out
0	0	8	77
0	0	7	88
0	0	6	57
0	0	7	74

Total 832  
AM 496  
PM 336

**ALVERNO HEIGHTS ACADEMY**

**NEWSROOM COORDINATING MEETING**

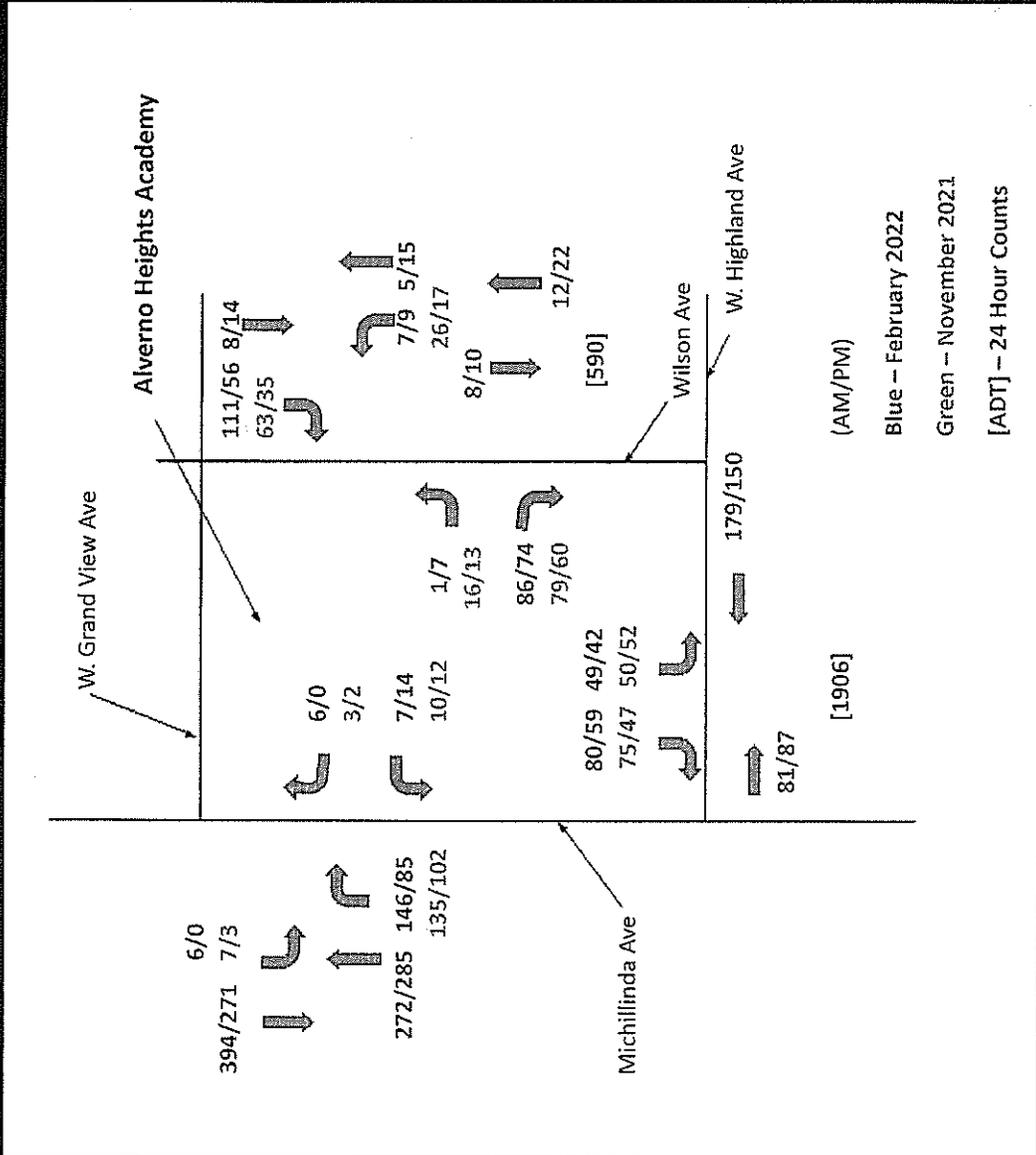
**Monday, April 4, 2022**



April 4, 2022

## Turning Movement Operations

- Turning Movements Conducted in November 2021
- Alverno Heights Academy revised driveway operations
- Turning Movement Counts conducted February 2022
  - 3 day data collection
- Results
  - Wilson Ave – Reduced left turns
  - W. Highland Ave – Remained substantially the same
  - Michillinda Ave – Right turn increase in AM and reduced PM Peak Period
  - The Academy is proactive in reducing impacts on Michillinda



## **Conclusion**

- March 2006 Traffic Study
  - AM Peak Period Entering estimated at 300 vehicles
  - AM Peak Period Exiting estimate at 188 vehicles
  - PM Peak Period Entering estimated at 154 vehicles
  - PM Peak Period Exiting estimated at 242 vehicles
- February 2022 Collected Data
  - AM Peak Period Entering estimated at 270 vehicles
  - AM Peak Period Exiting estimate at 234 vehicles
  - PM Peak Period Entering estimated at 150 vehicles
  - PM Peak Period Exiting estimated at 186 vehicles
- Overall traffic volumes less than predicted



## AGENDA

**Alverno Heights Academy Master Plan Amendment  
Neighborhood Meeting  
May 23, 2022, 6:00 p.m. to 8:00 p.m.**

- I. Welcome**
- II. Introduction of the Neighbors, School Trustees and Staff**
- III. Purpose of the Neighborhood Meeting**

The School desires to better understand our neighbor's concerns. Neighbor comments will help the school and the master plan consultant team collect additional information and data, if needed, and to consider modifications to the master plan amendment.

- IV. Rules**

We want to hear from everyone. Speakers are requested to limit their comments to five minutes. We can go back and add time for prior speakers, after we have heard from everyone wishing to speak. Please be respectful of all speakers. Comments will be written down and recorded to make sure that we have accurately and fully understood each comment.

- V. Review of Noise Measurements – Indi Savitala, CSDA Design Group**

The noise consultant will present the findings of recent noise measurements from the school and the Villa.

- VI. Summary and Conclusions**

The Wilson Avenue tree planting plan and the supplemental studies on traffic and noise will be submitted to the city as part of the master plan update process. The city requested that AHA apply for a separate conditional use permit for the Villa's use for rental events. The school has committed to submitting this application in early June.

### **Adjournment**

**Alverno Heights Academy Neighbor Meeting**  
**May 23, 2022**  
**Meeting Minutes**  
**School Cafeteria**

Meeting started at 6:36 PM

**AHA representatives**

Ken Farfsing BOT President, Julia Panara Head of School, Sara McCarthy Asst. Head of School, Mr. Yoo Yong, AHA parent and Master Plan Committee member, Andrea Bertollini AHA Facilities Director and Indi Savitala, CSDA Design Group Acoustical Consultant

**Neighbor Attendees**

Cynthia Swenka (Wilson Avenue), Mr. and Mrs. De Giangregorio (Wilson), Mr. and Mrs. Stevens (Grandview), Chui Chow (Michillinda), Cynthia Swenka (Wilson), Colleen Thomas (Wilson), and Cecilia Rogers (Grandview).

**Welcome / Purpose of Meeting**

Ken Farfsing welcomed and thanked the neighbors for attending.

**Agenda Review / Meeting Rules**

Mr. Farfsing reviewed the agenda, which will focus on the request by the Planning Commission and the neighbors for supplemental noise monitoring of the school based on increased enrollment and the noise monitoring on the Villa's private events. The consultant conducted additional noise monitoring of the school over three days (March 1<sup>st</sup>, March 2<sup>nd</sup>, and March 3<sup>rd</sup>). In a separate study, CSDA Design Group measured two Saturday events at the Villa, which used both the indoor and outdoor areas of the Villa for activities. The events were held on Saturday, April 23<sup>rd</sup> and Saturday, April 30<sup>th</sup>.

Ms. Stevens asked if the neighbors would get handouts of the meeting materials. Mr. Farfsing replied that after tonight's meeting the materials would be available on the school's website. Mr. Farfsing introduced Mr. Indi Savitala from CSDA Design Group, the acoustical consultant.

Mr. Savitala discussed that the Los Angeles County noise ordinance exempts school noise, and Sierra Madre's noise ordinance does not address school noise. In order to be conservative CSDA Design Group relied upon the code section for 'Noise Control of Non-Transportation Noise Sources' (Chapter 6, Noise Section). This section limits noise levels to 80 dBA at a distance of 25 feet from the source. School noise levels did not exceed the city noise ordinance with the new readings, which were consistent with the Planning Center 2011 measurements. The monitoring

was completed for 24-hours per day, over three days. Mr. Savitala pointed out that audible noise does not mean that the noise is in violation of the relevant code requirements.

Mr. Savitala reviewed the charts of the measurements of school activity noise, including outdoor athletic and playground events from the new readings.

Mr. Savitala then discussed the separate study of noise on the Villa events. He explained the city code and noise levels established by the 1998 settlement agreement between Alverno and two neighbors. Mr. Savitala reviewed the site plan showing the location of the noise monitoring equipment. Mr. Savitala then reviewed charts of the measurements of the Villa events. He explained that the Villa's noise levels did not exceed either the city noise ordinance or the settlement agreement's noise limits.

Ms. Thomas asked if he was going to compare the noise measurements in 2011 with the 2022 noise measurements. Mr. Savitala indicated that he would include the comparison in his final report.

Mr. De Giangregorio requested clarification on where the noise monitors were located. He recalled participating in a noise study where a noise monitor was placed in his front yard on bushes. Mr. Savitala indicated that ground mounted monitors may give false readings. His recommendation was to install monitors at 15 feet above grade, to avoid tampering. Attaching monitors to bushes can cause elevated noise levels due to ground-borne activities within the bushes.

Mr. Savitala reviewed the noise charts on each street, with 15 minute, 5 minute and one minute noise measurement intervals. These measurements did not exceed the noise code or the settlement agreement. He presented information on a wedding held at the Villa on April 23rd. He explained that similar results were obtained from information on the Quinceanera held on April 30th; however, the April 30th readings were not presented. Mr. Savitala explained that all readings will be made available in the final report.

Ms. Stevens asked if he was referring to the settlement agreement. Mr. Farfsing affirmed that the school studied the 1998 settlement agreement on the use of the Villa for weddings and receptions.

Ms. Chow thanked Mr. Savitala for his presentation. She expressed that she hears the music from the Villa inside her home. She requested the location of the closest sound monitor to her property. It was determined that the closest monitor was at the corner of Michillinda and Cartwright Street was two houses from her home. Ms. Chow commented that she can hear cheering and the bass of music inside her home. The auctioneer at the recent Gala was audible. She is sometimes awakened by the noise.

Mr. Savitala pointed out that music and in particular bass tones, are not covered in the City's noise guidelines, which require noise level reporting in A-weighted decibels. The A-weighted

decibel scale is consistent with many municipal ordinances. Mr. Savitala asked if the bass level from the April 23rd event was audible. Ms. Chow thought that the bass noise was from the past weekend activity and not the 23rd event. Ms. Bertollini indicated that the school held the Mother-Daughter tea over the weekend. Ms. Chow indicated that she sometimes hears trucks parked outside her house and car noises. Sometimes people block her driveway.

Mr. Savitala indicated that the noises that Ms. Chow was discussing did not exceed the City's noise ordinance. The other comments on truck parking and cars blocking driveways were out of his area of expertise. Mr. Savitala indicated that he lives across the street from a middle school, with a car dealership nearby. There are many school noises and people test driving cars at a high speed on his street. And that his City's noise ordinance does not address those noises.

Ms. Stevens stated that the noise monitoring equipment used by CSDA is not measuring the issue identified by the Planning Commission. Mr. Savitala indicated that the equipment does measure the entire noise spectrum, from low to high frequencies. He indicated that certain aspects of music are not included in any city's noise ordinance, including bass frequencies.

Ms. Thomas requested information on smartphone noise applications and wanted to know the difference between what her smartphone application is measuring and the equipment CSDA is using.

Mr. Savitala did not know which application or smartphone that Ms. Thomas was using. He stated that in general that there are a number of smartphone applications that measure sound and that the accuracy can vary widely. There are also issues with the various microphones used on smartphones. Smartphone microphones are designed to pick up voices from a close distance and can distort noises picked up from sources further away.

Ms. Steven asked if he was measuring vibration. Mr. Savitala indicated that the scope of his study did not include vibration measurements. Standard airborne noise measurements were requested by the planning department.

Ms. Steven asked if the study was based on institutional or residential noise standards. Mr. Savitala indicated that he was relying on the most conservative residential noise level.

Ms. Thomas requested clarification on the vibration study and wanted to know what other noises were not reflected in the study, such as noise from children. Mr. Savitala indicated that there are two noise studies. One noise study is being conducted for the master plan amendment. This noise study examines all of the noises from the school, including vehicle noise, student noises from the playground and athletic field, etc. The second noise study is being conducted for the conditional use permit for the Villa's rental events. The Villa's noise study examined two typical rental events; a wedding with a mass, and a birthday party with a mass. The Villa noise study included noises from catering trucks, patron vehicles, music, etc.

Ms. Steven wanted to know if the second noise study was being included in the conditional use permit for the Villa.

Mr. Farfsing replied that the city requested the conditional use permit for the Villa, instead of the temporary use permit. The school wanted to take additional noise measurements from typical events at the Villa to submit with the conditional use permit application. These two events had 150 attendees, were held outdoor and indoor, and were catered events, with music.

Ms. Stevens wanted to know why Mr. Savitala was not presenting the April 30th event, which was the quincenara. It was very loud and went beyond 10 p.m. Ms. Bertollini stated that the event ended at 10 p.m. Mr. Farfsing replied that the noise measurements will be included in the final report. Ms. Stevens requested the information in advance of the planning commission meeting. Mr. Farfsing responded that the various technical studies, including traffic and noise, will be submitted to the city staff for their review. The staff will need to determine if these studies are complete and if additional information is needed. Once the staff determines the reports are complete, they would then be available for public review. This is usually well in advance of the public hearings but the timing is decided by the city staff.

Ms. Thomas wanted to know if Mr. Savitala will be monitoring noise from filming. Ms. Bertollini indicated that the City has a film liaison who provides noise monitoring of filming.

Mr. Farfsing indicated that AHA conducts its own noise monitoring for the Villa's events, relying on the security guards who walk the perimeter of the school and take noise readings. The security personnel are to make sure that the noise from the rental events does not exceed the City's requirements.

Ms. Bertollini indicated that she met with Mr. Savitala to review the school's monitoring equipment and procedures. He recommended that the school purchase sound level meters and not use smartphone applications. The school began using this new equipment on April 23rd. Mr. Savitala showed the neighbor's the equipment, and gave a brief tutorial on the meter's capabilities. Many smartphone applications do not clearly indicate A-weighted decibels or Flat-weighted decibels, and differences between sound level meters and smartphone applications can be up to 30 decibels from what is being measured.

Ms. Stevens stated that studies have shown the smartphone applications are close.

Mr. Savitala indicated that when you are trying to determine environmental compliance, that the smartphone applications are not accurate, in part since they are not calibrated. Noise monitoring equipment must be laboratory calibrated. The monitoring equipment is then certified.

Ms. Thomas wanted to know how the events were selected and if persons at these events knew that the noise study was being conducted so that they could turn down the volume of the music.

Mr. Savitala indicated that set up the noise monitors days in advance of the events and did not give notice to event participants. The only persons knowing about the study were Ms. Fanara, Ms. Bertollini and Mr. Farfsing. Ms. Fanara, Ms. Bertollini, and Mr. Farfsing stated that they did not speak with anyone about the noise monitoring. No one attending the events had any notice of the noise study.

Ms. Bertollini stated that due to the City's deadline to complete the study, Mr. Savitala had to choose between five events scheduled at the Villa. CSDA also needed time to collect and analyze the data and to complete their report in order to meet the City's deadline. The school also wanted to report to the neighbors the results of the study. The majority of the weddings are between 100 and 150 persons. She was at both events from start to finish. She assigns the noise monitor to the security guard, who then takes the noise readings. The guard then logs the readings.

There was general discussion of outdoor masses and if any of the neighbors heard the services. Some heard the services and some do not. Ken Farfsing stated that sometimes the school celebrates mass on the school's terrace, which might be heard by the neighbors on Grandview. There is always confusion on noise from the school and noise from the Villa. The Board of Trustees commissioned the Villa noise study to examine noise from the Villa's special events. This information will be provided to the City.

Mr. Stevens asked about the monitoring equipment and what type of environmental box was used to house the monitoring equipment. He wanted to know if the microphone was inside the box.

Mr. Savitala stated that the environmental box is made of plastic and the microphone is outside of the box. The box does not interfere with the noise readings.

Ms. Swenka requested information on the make and model number of the school's handheld noise monitor.

Mr. Savitala passed around the sound level equipment the school recently purchased and will be using. There was a general discussion of how the monitors are used by the security personnel and the police officers who are called to respond to complaints.

Ms. Stevens asked if she could see the school's noise logs. Samples of the log were passed out for the group to review. Ms. Bertollini indicated that the security personnel note the time, record notes, and take a picture of the sound meter to place into the log. All of the Villas private events are monitored and logged.

Ms. Stevens wanted to know about the school noises levels on her property. Ms. Fanara stated that the comparison study of the 2021 and 2022 school activities contains this information. Mr. Farfsing responded that the CSDA 2021 noise study was included in the environmental document submitted to the city with the application for amendment to the master plan. The latest comparison report of the 2022 noise levels will be given to the planning commission in early June

as part of the school's submittal of supplemental information requested by the neighbors and the commission.

Ms. Stevens indicated that she thought the school could not have simultaneous events on the campus.

Mr. Farfsing indicated that the 2011 Master Plan contains conditions that regulated simultaneous events, such as a soccer game on the athletic field and a volleyball game at the multi-purpose building. Ms. Bertollini believes that if the event requires parking, that there is a one-hour time required between events to allow for sufficient parking on the campus.

Mr. Giangregorio stated that the city will need to determine if the studies are sufficient. He also wanted to know how many neighbors heard the Spring Fling event on the athletic field, especially the microphone check. Mr. Giangregorio indicated that he is working and not at his house for the various noises. Ms. Giangregorio stated that they purchased their home that they moved next to an existing school and that the school's noises are okay.

Ms. Steven observed that the neighbors on Highland hear more from the Villa's events on the terrace, where she hears more noise from the sporting events and the use of the Michillinda parking lot. She and her husband have made their comments and believes that the school is dismissing them.

Mr. Farfsing replied that everyone is welcome to their opinions. The school would like to hear from the neighbors on what type of additional mitigation measures they recommend.

Ms. Thomas commented on how when she moved into the neighborhood Alverno was a small school with 100 students. Covid has made their lives difficult, since they had to stay at home with their children, while AHA students were on campus.

Mr. Farfsing stated that it is important to remember that AHA was originally approved for 500 students and enrollment has varied over the years.

Ms. Thomas feels that AHA should have met with the neighbors to discuss opening the lower school. She used to sign the film permit petitions and never had a problem with the school.

Mr. Farfsing indicated that when the Board of Trustees was considering opening the lower school, they received an opinion from the city that state law prohibited all California cities from discriminating against a school by either age or gender. The school was permitted 400 students, regardless of the age or gender of the students. Temporary buildings for the Lower School were limited by the city to the footprint of the multi-purpose building, until a revised master plan was processed.

Ms. Stevens stated that the lower school produces a different type of noise than a high school. The school used to rent off-site sports facilities and school dances were twice a year. The school

should raise tuition instead of having so many events. She wanted to know if the referees are using louder whistles and if the play area was going to remain on the Michillinda lot.

Mr. Giangregorio mentioned the drop-off and pick-up of students on Wilson. He observed that when Ms. Fanara was monitoring Wilson Avenue that parents follow the rules. He had a problem today with vehicles on Wilson since Ms. Fanara was not there. He wanted to know if the security guards can help out.

Ms. Fanara explained that the problem occurred after normal pick-up times and was more likely a result of after school activities. The school continues to send reminders to parents to follow the drop-off and pick-up guidelines.

Ms. Thomas wanted to know when they will see the traffic study. Ms. Fanara replied that the neighbors reviewed a summary of the results at the last neighborhood meeting. The study will be included with the documents submitted to the city.

Ms. Bertollini indicated that when the neighbors send e-mails and pictures to her, she talks to the drivers. Mr. Stevens indicated that she is tired of turning in complaints and does not believe the school talks with the parents.

Mr. Giangregorio wanted to know what happens on the weekend use of the athletic field. Sometimes drivers park on his side of Wilson Avenue.

Ms. Bertollini indicated that both parking lots are open and never fill up. Parents can park on the school's side of Wilson Avenue. Team busses from visiting school park on Wilson Avenue. However, Wilson Avenue is a public street and drivers can legally park on both sides of the street. Information is sent to the visiting schools and the coaches.

Ms. Chow felt that the school should have less events and less filming.

Mr. Farfsing replied that the school has many issues to consider, including the overall operations and maintenance costs of the school and the Villa. Reducing the Villa's events will reduce the revenues needed for upkeep. The school assumed that the neighborhood supported filming, since the city required that property owners be consulted and sign a film survey. The school does not actively market the Villa for filming.

Ms. Thomas felt the school could have its own set of rules for filming, stricter than the city's rules.

Ms. Stevens wanted to know if the Board has discussed limiting feature films or only having smaller film productions. She wanted to know about the timing of adding air conditioning to the Villa.

Mr. Farfsing indicated that the Board had discusses limiting feature films. He also stated in order to install air conditioning the school needed to upgrade the electrical transformer serving the

Villa. This was completed with the construction of the athletic field. The school will need to examine the circuits necessary for air conditioning. One idea was to use mini-splits or only air condition the areas used for the Villa's events.

Ms. Stevens asked about the phasing of the improvements, including the air conditioning. She has a letter from the former facilities manager indicating that the noise levels would reduce once the air conditioning was installed. Mr. Stevens indicated that the multi-purpose building was the anchor of master plan.

Mr. Farfsing indicated that factors change due to unforeseen circumstance when master plans are developed. This is why master plans can be amended. Covid was mentioned as a changing circumstance. There are changing demographics, decreasing school aged children, housing costs pricing out families from the surrounding communities. He stated that he knows these are not the neighbors' issues, but any school needs flexibility to respond to changing times. Alverno is a private school and does not receive public funds.

Ms. Bertollini mentioned that when the new Lower School buildings on constructed on Michillinda, the noise levels will be substantially reduced, since the buildings will provide sound attenuation. Also, for the Villa events, all of the north windows and shutters are closed when the music starts. Two doors have to remain open per the fire code. One door is the located on the west side of the Villa and the other is adjacent to the terrace.

Ms. Thomas asked about the outdoor patio on the backside of the art room. It seemed like a party was being held there recently.

Ms. Bertollini that the patio is used for flex school space, including for art classes. The gathering was a party to thank the donors for their help in refurbishing the space. This space is not rented out.

Ms. Stevens suggested that we remove the stakes from the new trees, to help them grow. Mr. Farfsing indicated that he would pass on the suggestion to the school's grounds crew.

Ms. Stevens indicated that the gardener just blows dirt and trash around on Grandview.

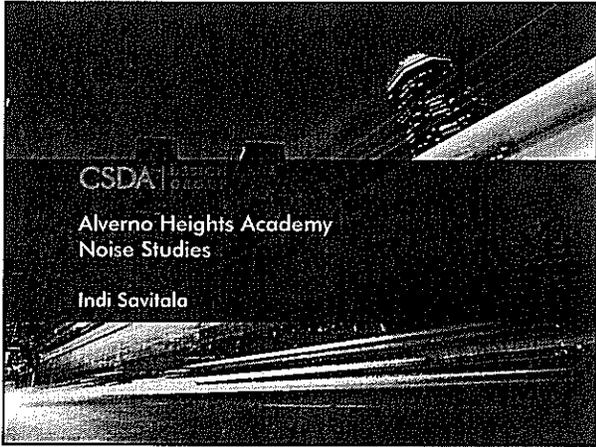
Mr. Farfsing will pass this comment on as well.

### **Adjournment**

There being no additional comments, Mr. Farfsing stated that AHA thanks the neighbors for their comments and suggestions. The school will be submitting all this information to the city as part of the supplemental information on the amendment to the master plan and for the conditional use permit for the Villa.

**Meeting adjourned at 8:08 PM**





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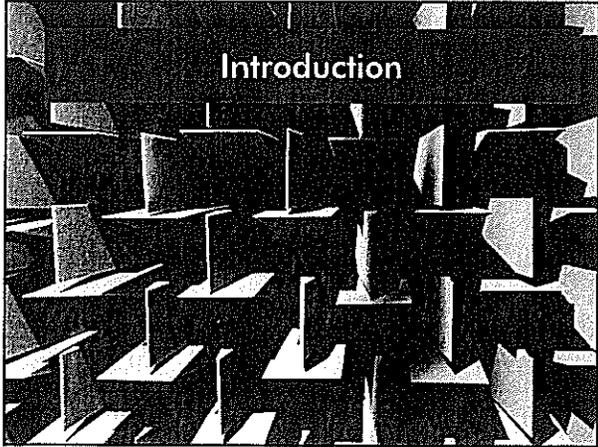
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**Introduction**

- CDSA Design Group – Acoustics (CSDA) has been working with Alverno Heights Academy (AHA) to monitor noise around the neighborhood
- Our noise studies have focused on outdoor activity noise.
- Recently we monitored noise from two weekend events at the Villa del Sol d'Oro (Villa), located in the center of campus.

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## Notes about Noise Criteria

- Los Angeles County Code of Ordinances provides an exemption for playground / school ground noise.
- The Sierra Madre Noise Ordinance and General Plan outline criteria regarding noise levels.
- Since Outdoor Activity Noise has potential environmental noise impacts, the Sierra Madre General Plan has an appropriate criteria.
- Noise from the Villa is addressed in the 1998 agreement and the Noise Ordinance
- Audible noise does not constitute a noise violation!

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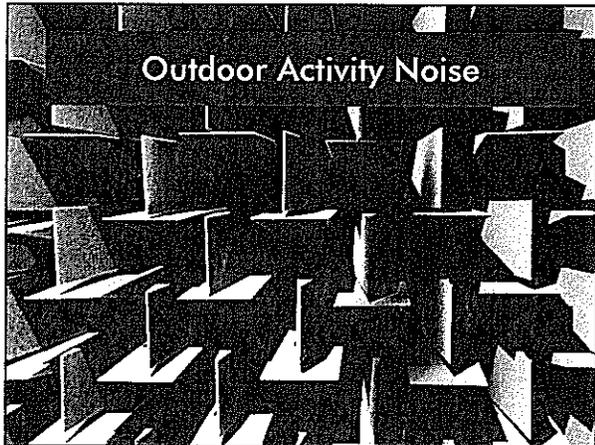
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## Outdoor Activity Noise Criteria

- The Sierra Madre General Plan (dated July 14, 2015) is appropriate for addressing school children noise.
- Chapter 6, Noise Section, 'Noise-Control of Non-Transportation Noise Sources'
- Noise should not exceed 80 dBA at a distance of 25 feet from the source. This should not occur
  - 7am to 9pm, M-Sa
  - 11a to 6p, Su and Federal Holidays

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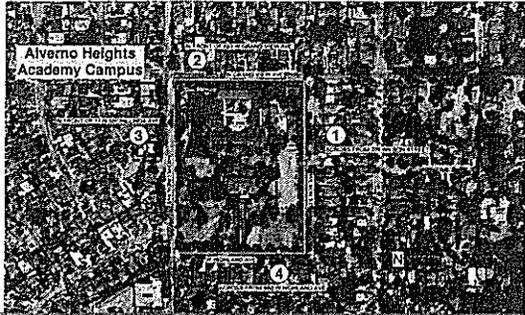
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# Outdoor Activity Noise Monitoring



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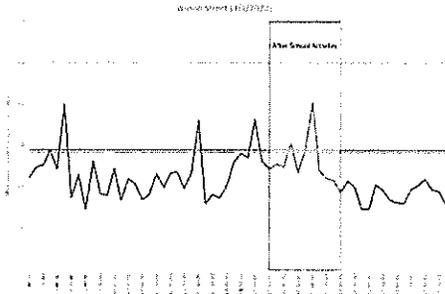
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# Outdoor Activity Noise



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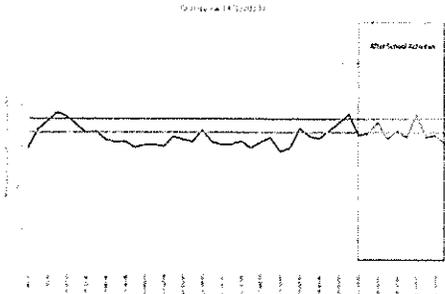
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# Outdoor Activity Noise



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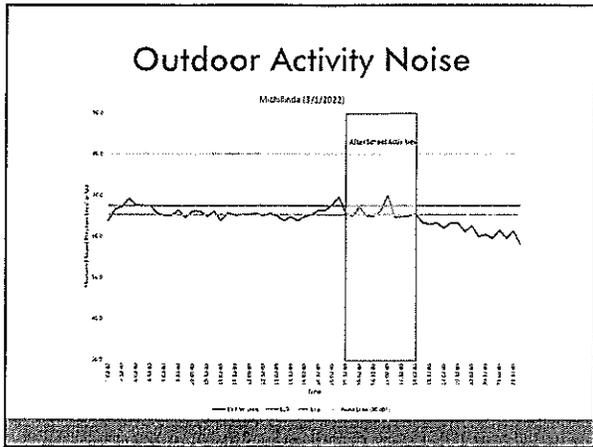
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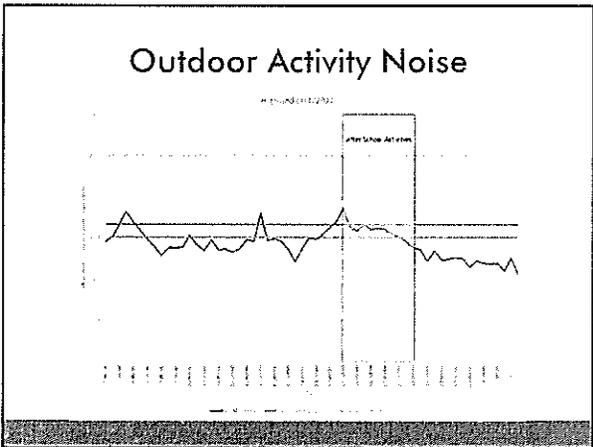
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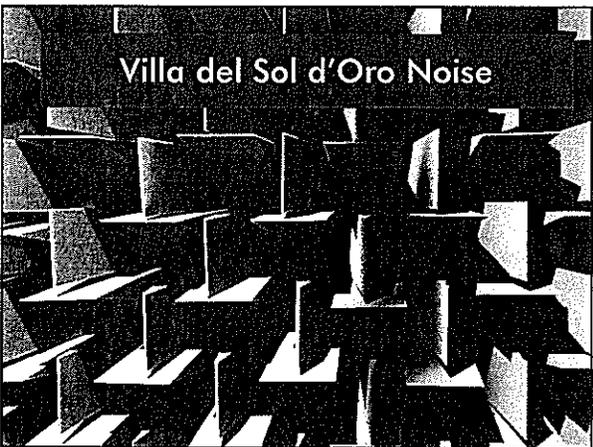
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## Villa Noise Criteria

- The 1996 agreement established noise limits from events held at the Villa.
- From 7a to 10p noise should not exceed the following:
  - 6 dBA above the local ambient
  - However, if the noise does exceed the local ambient but is no greater than 70 dBA within the AHA property, the noise levels should be limited to:
    - 84 dBA for 15 minutes per hour
    - 89 dBA for 5 minutes per hour
    - 94 dBA for 1 minute per hour
- From 10p to 7a noise should not exceed the following:
  - 6 dBA above the local ambient

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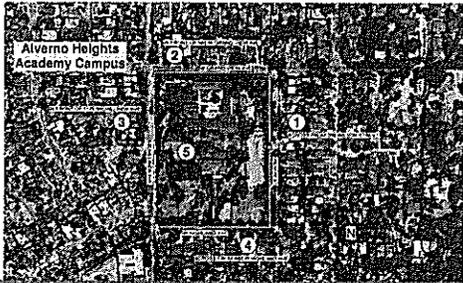
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## Villa Noise

- Noise was monitored on Apr-23 and Apr-30



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## Villa Noise

- Apr-23, Wedding
  - Roughly 150 guests
  - 7:15p – guest arrival
  - 4p – Catholic Wedding outside in turf area
  - 4:30p to 5:30p – Outside activity on Villa North lawn
  - 5:30p – Dinner outside on Terrace
  - 8:30p – Dancing outside
  - 10p – Guests leaving
  - 10p to 11p – Vendor clean-up and departure

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## Villa Noise

- Apr-30. Quinceanera
  - Roughly 150 guests
  - 8a - Set-up
  - 12:45p - Guests arriving
  - 1:30p - Catholic Mass on Turf area
  - 2:30p to 5p - Cocktail hour on Terrace
  - 5p - Dinner Inside Villa
  - 7:45p - Dancing on Terrace
  - 10p - Guests leaving
  - Trip by 11p - Vendor clean-up and departure

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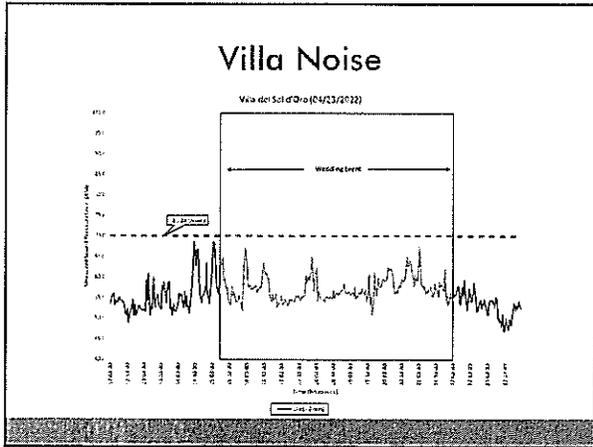
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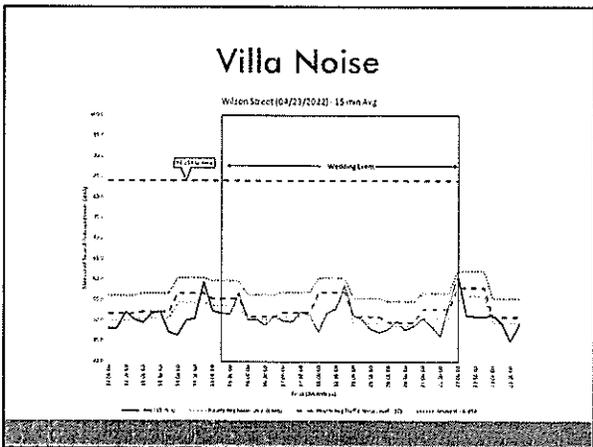
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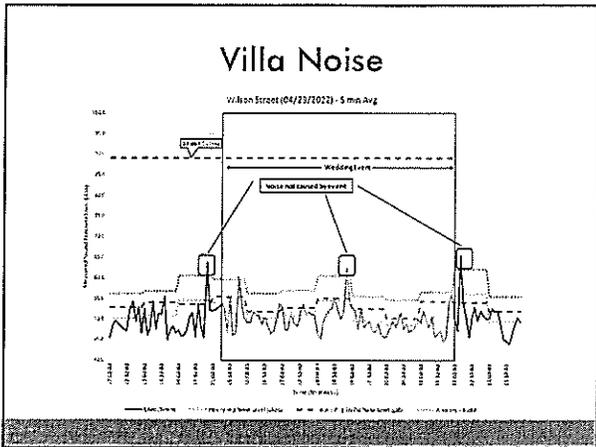
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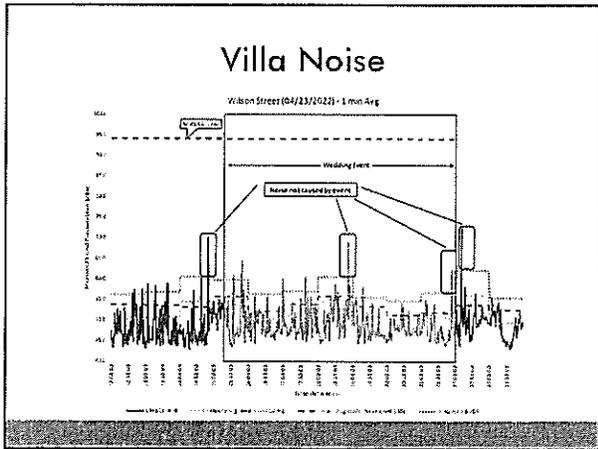
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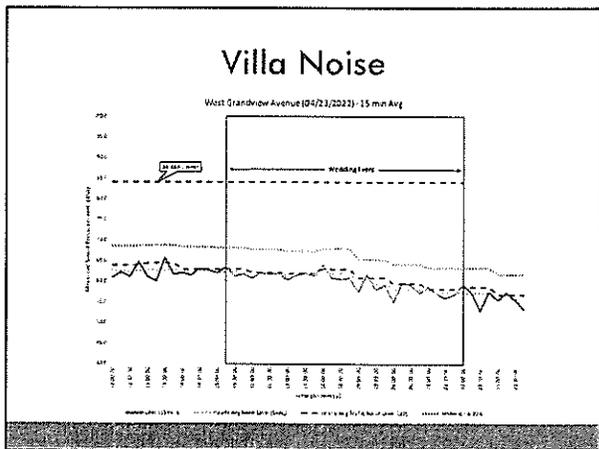
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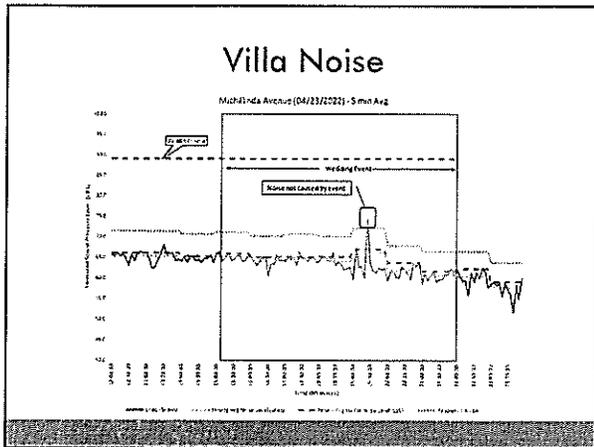
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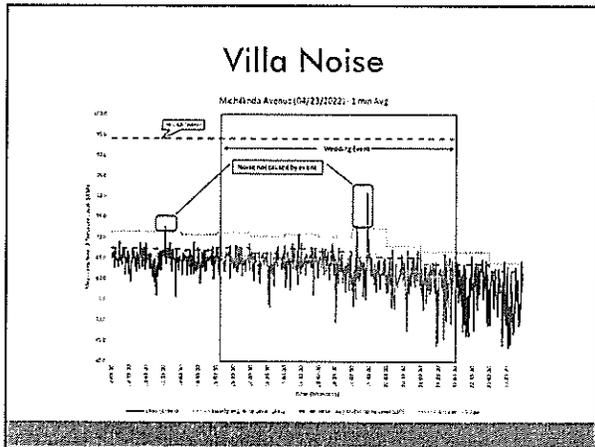
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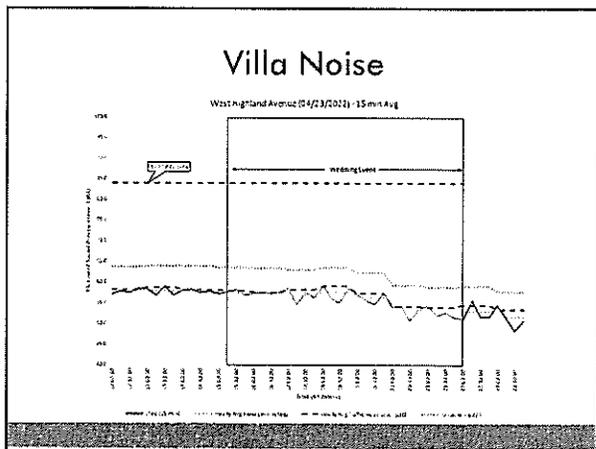
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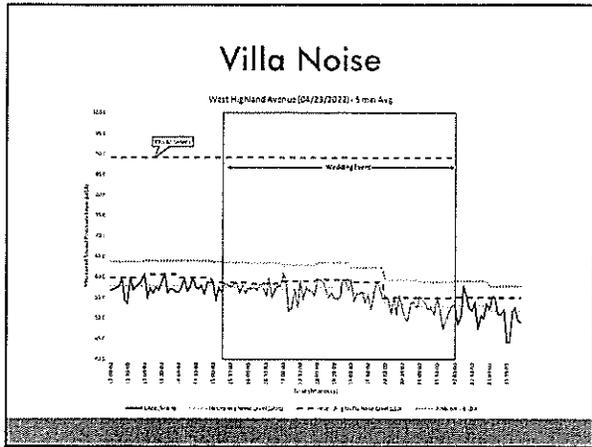
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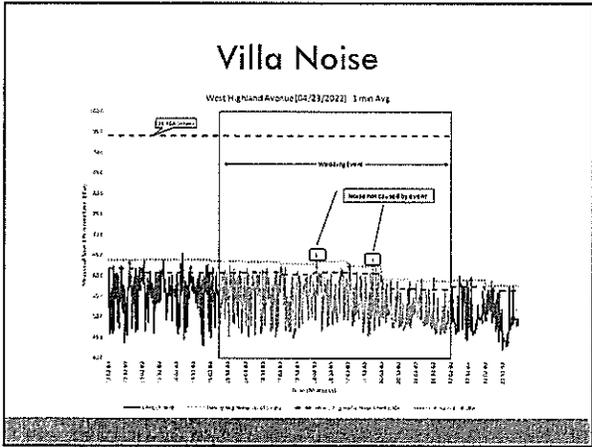
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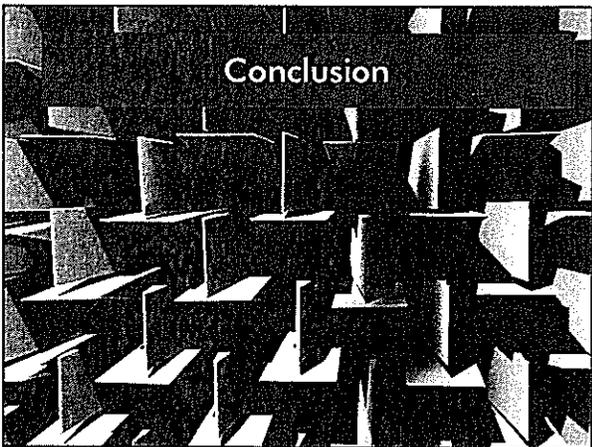
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## AHA & Villa

- Traffic noise mainly dominates the noise environment in the neighborhood.
- The noise from outdoor school activities do not exceed the 80 dBA noise limit set forth in the Sierra Madre General Plan.
- Noise from the Apr-23 private event at the Villa del Sol d'Oro was within compliance of the 1998 agreement and the Sierra Madre Noise Ordinance.

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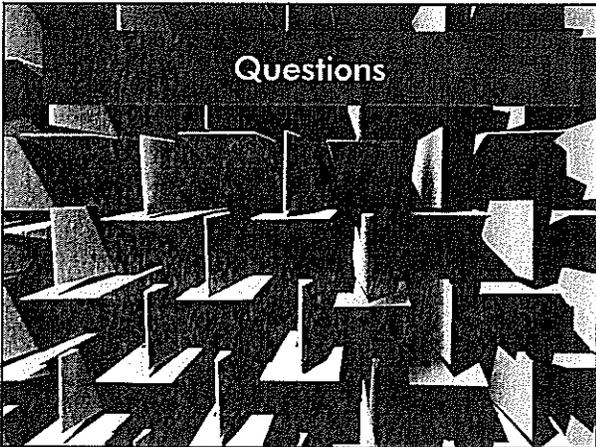
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## Questions



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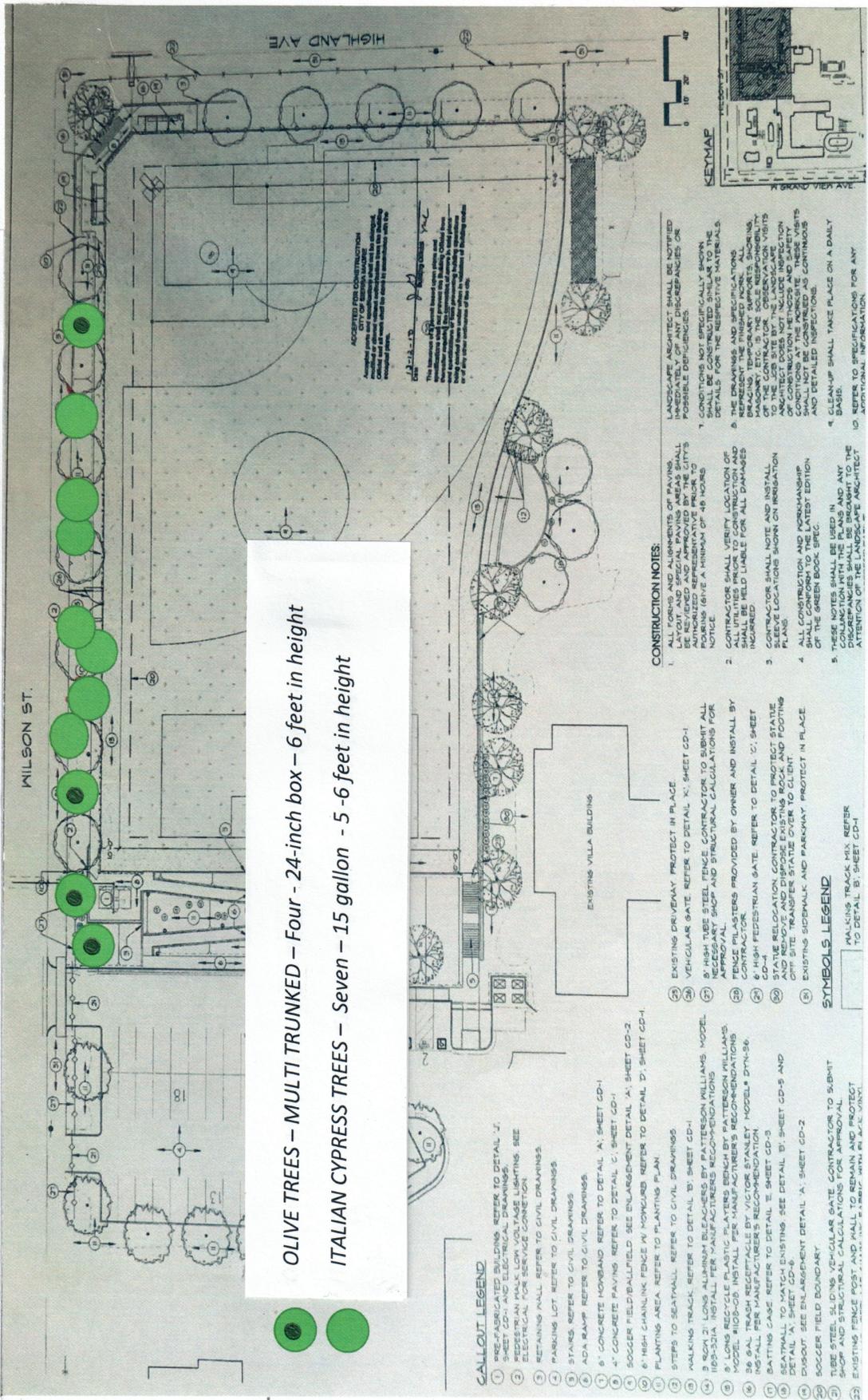
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**WILSON STREET LANDSCAPE PERIMETER**

**ADDITIONAL TREES**

**AHA MASTER PLAN AMENDMENT - 2022**



**OLIVE TREES – MULTI TRUNKED – Four - 24-inch box – 6 feet in height**

**ITALIAN CYPRESS TREES – Seven – 15 gallon - 5 - 6 feet in height**

**CALLOUT LEGEND:**

1. PRE-FABRICATED BUILDINGS REFER TO DETAIL 'J', SHEET CD-1 AND ELECTRICAL DRAWINGS.
2. RETAINING WALL REFER TO CIVIL DRAWINGS.
3. PARKING LOT REFER TO CIVIL DRAWINGS.
4. STAIRS REFER TO CIVIL DRAWINGS.
5. ADA RAMP REFER TO CIVIL DRAWINGS.
6. CONCRETE HOVBOARD REFER TO DETAIL 'A', SHEET CD-1.
7. 4" CONCRETE PAVING REFER TO DETAIL 'C', SHEET CD-1.
8. SOCCER FIELD/BALLFIELD SEE ENLARGEMENT DETAIL 'A', SHEET CD-2.
9. 6" HIGH CHAIN-LINK FENCE W/ HOVBOARDS REFER TO DETAIL 'D', SHEET CD-1.
10. PLANTING AREA REFER TO PLANTING PLAN.
11. STEPS TO SEATWALL REFER TO CIVIL DRAWINGS.
12. WALKING TRACK REFER TO DETAIL 'B', SHEET CD-1.
13. 3" BORN 21" LONG ALUMINUM BLEACHERS BY PATTERSON WILLIAMS MODEL 1183-231A INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
14. 8" LONG RECTANGULAR PLASTIC PLAYERS BENCH BY PATTERSON WILLIAMS MODEL 8108-008 INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
15. 36 GAL TRASH RECEPTACLE BY VICTOR STANLEY MODEL DYN-56.
16. BATTING CAGE REFER TO DETAIL 'E', SHEET CD-3.
17. SOCCER FIELD REFER TO DETAIL 'A', SHEET CD-2.
18. 6" DIA. 20' DIA. EXISTING SEE DETAIL 'B', SHEET CD-3 AND DETAIL 'A', SHEET CD-6.
19. 6" DIA. 20' DIA. EXISTING SEE DETAIL 'B', SHEET CD-3 AND DETAIL 'A', SHEET CD-6.
20. SOCCER FIELD BOUNDARY.
21. TUBE STEEL SLIDING VEHICULAR GATE CONTRACTOR TO SUBMIT SHOP AND STRUCTURAL CALCULATIONS FOR APPROVAL.
22. EXISTING FENCE POST AND MALL TO REMAIN AND PROTECT.
23. EXISTING FENCE POST AND MALL TO REMAIN AND PROTECT.

**SYMBOLS LEGEND**

- MALLUS TRACK; REFER TO DETAIL 'B', SHEET CD-4

**CONSTRUCTION NOTES:**

1. ALL PLANTING MATERIALS OF PAVING, LIGHTING AND SIGNAGE AREAS SHALL BE REVIEWED AND APPROVED BY THE CITY'S PUBLIC WORKS DEPARTMENT WITHIN 10 BUSINESS DAYS OF 48 HOURS NOTICE.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND FIELD LAYOUT FOR ALL DAMAGES INCURRED.
3. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS SHOWN ON IRRIGATION PLAN.
4. ALL CONSTRUCTION AND NEIGHBORHOOD COMPLIANCE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE GREEN BOOK SPEC.
5. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

6. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
7. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
8. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
9. BRACING, TEMPORARY SUPPORTS, SHORING, AND PROTECTIVE MEASURES SHALL BE INSTALLED TO THE JOB SITE BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL VERIFY THE CONSTRUCTION METHODS AND SAFETY CONDITIONS AS CONSIDERED AS CONTINUOUS AND DETAILED INSPECTIONS.
10. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS.
11. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL INFORMATION.

**ACCEPTED FOR CONSTRUCTION**

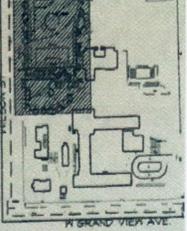
Professional seal and stamp of the landscape architect. The seal shall be placed on the drawings and shall be valid for a period of 180 days from the date of issuance.

DATE: 10/12/22

LANDSCAPE ARCHITECT: [Signature]

PROJECT: WILSON STREET LANDSCAPE PERIMETER

**KEYMAP**



**MEMORANDUM**

April 27, 2022

Julia Fanara  
Head of School  
Alverno Heights Academy  
232 W. Sierra Madre Blvd.  
Sierra Madre, CA 91024

**RE: Alverno Heights Academy – Neighborhood Workshop (April 4, 2022)**

Dear Ms. Fanara:

The purpose of this memorandum is to present the summary and feedback received regarding traffic concerns for the Alverno Height Academy from the April 4<sup>th</sup>, 2022, Neighborhood Workshop and during the Planning Commission’s public hearing the Alverno Heights Academy Master Plan on November 18, 2021. This memo responds to the comments raised by the Commission, city staff and the neighbors.

**Background**

W.G. Zimmerman Engineering was contracted to perform traffic engineering analysis for the Academy upgrade/expansion (conditional use permit and master plan amendment). Traffic models were performed for the peak periods for 200 high school students and 200 for the combined elementary and middle school students (see the April 30, 2021, report to Mr. Vincent Gonzalez). One of the comments received was that the April 30<sup>th</sup> report relied upon traffic modeling and not actual traffic counts. Neighbors also noted that traffic counts should be conducted after “in person” learning had resumed at the school, with the lessening of Covid-19 pandemic restrictions.

An initial meeting to discuss traffic issues was held on January 11<sup>th</sup> with city staff. A second meeting to discuss traffic issues was held with city staff and the City of Pasadena’s traffic engineer on March 7<sup>th</sup>. Traffic comments were also expressed at the January 24<sup>th</sup> Neighborhood Workshop.

In response to these concerns Alverno authorized peak hour traffic counts, which were taken in November 2021 and February 2022. The February counts were taken over a three-day period (Tuesday February 9<sup>th</sup> through Thursday, February 11<sup>th</sup>). Enrollment at the school was 374 students and there were a number of afterschool events.

## Results of the Traffic Counts

Access and egress to the school is through the following streets: Michillinda Avenue, Grand View Avenue, Wilson Avenue, and Highland Avenue. Michillinda Avenue is classified as a Major Street in the Sierra Madre General Plan. The design capacity of the street is 15,000 ADT (average daily trips) per the circulation element. Grandview Avenue is classified as a Local Collector Street, with a design capacity of 7,500 ADT. Wilson Avenue and Highland Avenue are classified as Local Streets, with a design capacity of 2,500 ADT. The general plan specifies that traffic volumes should not exceed 200 to 300 trips per hour. The 24-hour traffic and peak hour counts for the four streets serving the school are illustrated in exhibits to this Memo.

After the counts that were taken in November 2021, the Academy implemented a circulation plan based upon community feedback. This program required vehicles to make only right turns into the parking lots located on Michillinda and Wilson. In addition, the Highland Gate was used for exiting traffic. This approach increased the efficiency for vehicles entering the Michillinda parking lot by reducing vehicles exiting onto Michinllinda and possibly delaying vehicles entering this driveway.

The results of the February Peak traffic counts (AM/PM) were consistent over the three-day period. These results showed that the circulation enhancements implemented by the Academy worked to reduce left turn movements into both the Michillinda and Wilson parking lots. This was a concern of the residents because of the potential delay of through movements on both streets.

## April 4<sup>th</sup> Workshop Presentation

A presentation of the results of the November 2021 and the February 2022 were provided to the attendees at the workshop in the form of both handouts and a PowerPoint. The handouts and PowerPoint are attached to this Memo.

Handouts: the handouts included both traffic turning movements for the AM/PM peak periods in a graphical and tabular format. The graphical format super imposed the Academy proposed layout with turning movements for the November 2021/February 2022 data provided at each parking lot driveway. The second handout provided a comparison of the November 2021 to the February 2022 turning movements data at the parking lot driveways. This comparison noted where the left turn was zero after the Academy implemented the new circulation program.

PowerPoint Presentation: The PowerPoint presentation consisted of three slides; Discussion of the before and after conditions of the Academy implemented the circulation enhancements and showed the results of reducing left turn impacts at Michillinda and Wilson parking lots along with a brief discussion of the use of Michillinda parking lot as a hold for the PM pick-up time, a graphical representation of the turning movements for the AM/PM peak periods for the November 2021 and February 2022 turning movements at each school driveway along with ADT's for Highland and Wilson, and a Summary/Conclusion comparing the model results to the February 2022 count data. This showed that the counts were generally lower than the model except for AM Peak traffic exiting the academy.

### **Workshop Traffic Feedback/Comments/ Mitigation Measures**

In general, the feedback on the traffic turning movements were for clarifications. However, we did receive comments about parents speeding on W. Grand View Avenue, possible congestion at the intersection of W. Grand View Avenue and Michillinda Avenue, and illegal parking on W. Grand View Avenue. Each of these responses are provided below:

1. Excessive Speeds - Speeding issues should be referred to the Sierra Madre Police Department. They are responsible for enforcement and ticketing. The City staff was requested to examine the installation of speed bumps on Wilson Street. The City staff committed to installing "School Zone" signs on all four of the streets serving the school
2. Possible congestion at the intersection of W. Grand View Avenue and Michillinda Avenue - The Model and data does not show any delays caused by the Academy since the vehicles turn right from Michillinda onto W. Grandview Avenue and then turn right onto Wilson Avenue. Exiting traffic from the Michillinda Avenue parking lot circulate through the school site to exit onto W. Highland Avenue. The vehicles exiting Wilson Avenue turn right (south) on Wilson Avenue from the parking lot. The school staff has implemented a traffic control plan in the morning drop-off peak periods for the Wilson Street parking lot to direct vehicles towards Highland Avenue.
3. Afternoon congestion on Michillinda Avenue for the Lower School pick-up – Two meetings were held with the city to discuss mitigation measures to reduce the number of cars parked on Michillinda Avenue waiting for the afternoon pick-up period. Special discussions were held on the congestion at the intersection of Michillinda Avenue and Highland Avenue. The Academy implemented operational changes to the afternoon pick-up. The first change was to open the school's Michillinda gate at 2:45 p.m., for the 3:00 p.m. dismissal. This allowed the Lower School

pick-up vehicles to queue on the campus. Additional space was made available to increase the length of the queue in the Michillinda parking lot. Staff will continue to monitor and make adjustments to this pick-up plan.

4. The illegal parking on W. Grand View Avenue – A concern was raised about a vehicle parked more than 3 feet from the curb. There is no restricted parking zone along W. Grand View Avenue adjacent to the School's northern property line. The residents were directed to contact the Sierra Madre Police Department regarding parking enforcement since the school does not have any jurisdiction on City streets.
5. Shifting more vehicles from the Wilson Avenue lot to the Michillinda Avenue lot - A concern was raised that more vehicles should be encouraged to use the Michillinda lot. The current drop-off and pick-up plan assigns the Lower School (Elementary and Middle School students) drop-off and pick-up to the Michillinda Avenue lot; while the drop-off and pick-up for the Upper School (High School Students) is assigned to the Wilson Street parking lot. This plan is more efficient since the Lower School parents need additional time to unload and load students (including the State mandated use of child car seats). The use of the Michillinda Avenue lot and the Villa's long driveway are ideal for this use. Shifting additional vehicles to this side of the campus would increase congestion at the Michillinda Avenue and Highland Avenue intersection. The afternoon pick up time is generally a 15 minute time period.
6. In order to improve vehicle exiting on Highland, the school will be required to remove one street tree to improve visibility, install a new curb approach, apron, and sidewalk at the Highland gate. The City will also work with the school to restrict parking 15 feet from the east side of the new driveway.

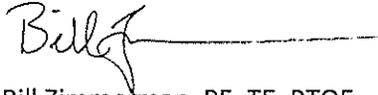
## Conclusion

- The traffic data was less than modelled, except for the existing traffic during the AM peak period. Overall, the traffic generated was less than modelled.
- All driveway traffic, based upon delay and traffic gap, are in the level of service of "A" and therefore did not have an impact to traffic circulation. Even with the high level of service, the school is adopting mitigation measures.
- The adjacent streets impact based upon average daily traffic (ADT) did not have an impact with each adjacent streets maintaining a level of service of "A".

- Michillinda Avenue and Highland Avenue intersection impact issue is a concern to the city of Sierra Madre. The Academy has been pro-active in mitigation efforts including stacking vehicles in the Michillinda parking lot prior to the school commencement. This will be continually monitored and proposed mitigation measures will be developed as needed.

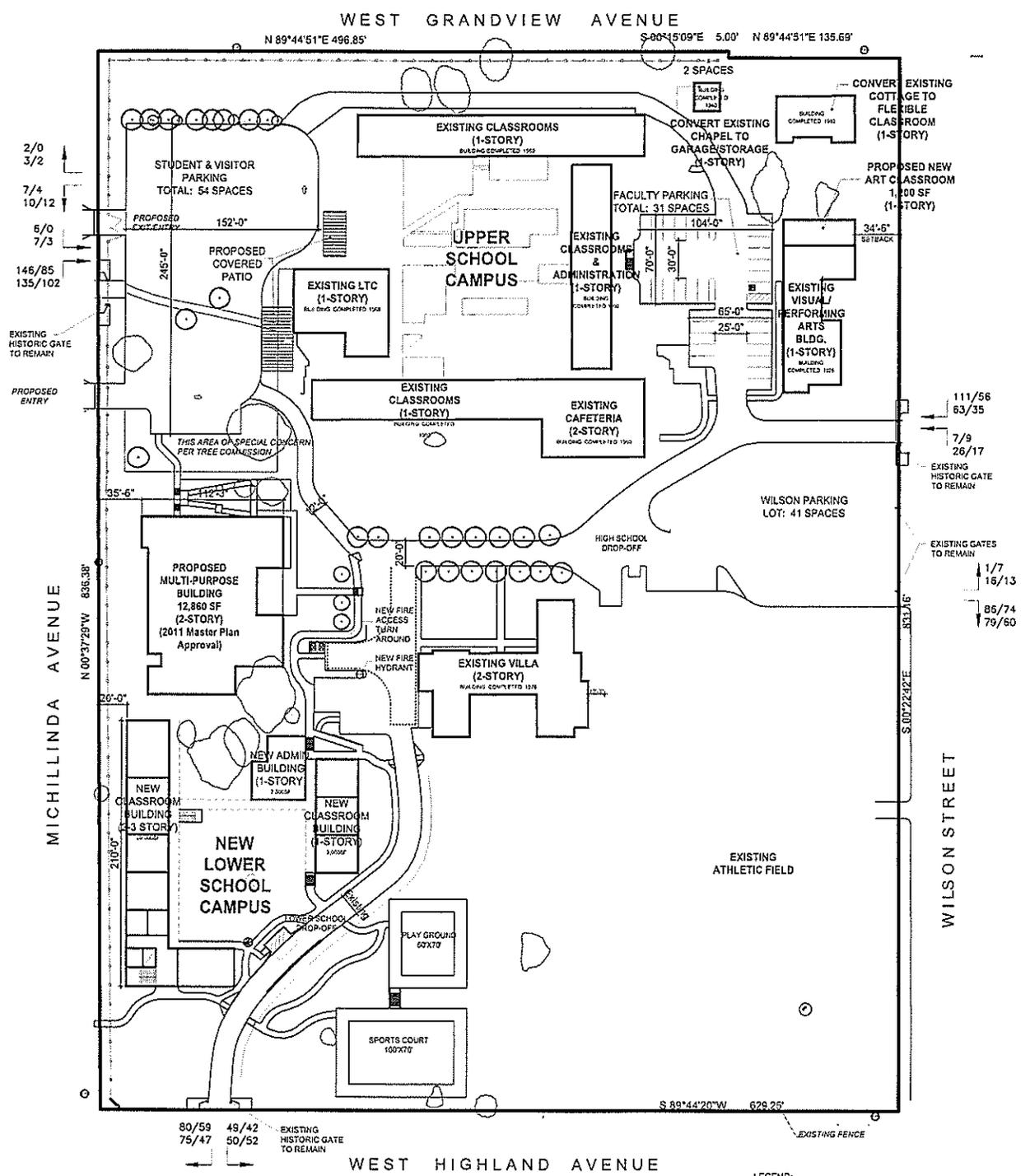
Please give me a call at (657) 845-9500 if you have any questions.

Sincerely,



Bill Zimmerman, PE, TE, PTOE  
President

**EXHIBITS**



WEST GRANDVIEW AVENUE

MICHILLINDA AVENUE

WILSON STREET

WEST HIGHLAND AVENUE

PARKING LOT TURNING MOVEMENTS

LEGEND:  
 TOP: AM(7:30)/PM(2:30) PEAK HOUR - FEBRUARY 2022  
 BOTTOM: AM(7:30)/PM(2:30) PEAK HOUR - NOVEMBER 2021

**February 2022 Vs. November 2021 Counts Comparison**

**Michillinda Driveway AM**

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
146	6	7	2	135	7	10	3

**Michillinda Driveway PM**

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
85	0	4	0	102	3	12	2

**Highland Driveway AM**

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	49	80	0	0	50	75

**Highland Driveway PM**

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	42	59	0	1	52	47

**Wilson @ North Driveway AM**

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
111	7	0	0	63	26	0	0

**Wilson @ North Driveway PM**

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
56	9	0	0	35	17	0	0

**Wilson @ South Driveway AM**

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	1	86	2	3	16	79

**Wilson @ South Driveway PM**

February 2022				November 19, 2021			
Right in	Left in	Left out	Right out	Right in	Left in	Left out	Right out
0	0	7	74	1	1	13	60

After Implementation of Drop-off/Pick-up Operational Plan

## Street Segment Level of Service

**Alverno Heights Academy  
Adjacent Streets Level of Service**

Roadway Type	Maximum ADT by Level of Service				
	A	B	C	D	E
6 Lanes (Divided)	33,900	39,400	45,000	50,600	56,300
4 Lanes (Divided)	22,500	26,300	30,000	33,800	37,500
4 Lanes (Undivided)	15,000	17,500	20,000	22,500	25,000
2 Lanes (Divided)	10,000	11,700	13,000	15,000	16,600
2 Lanes (Undivided)	7,500	8,800	10,000	11,300	12,500
Local Road	3,000	3,500	4,000	4,500	12,500

Source: Federal Highway Administration

**Adjacent Street Measured Level of Service (Daily Counts – 24 Hour)**

Street	Vehicles per Day	Level of Service	Road Type
Michillinda Avenue:	6,600*	A	2-Lanes Undivided
Grand View Avenue	3,000*	A	2-Lanes Undivided
Wilson Avenue	580**	A	Local Road
Highland Avenue	1,906**	A	Local Road

\* City of Sierra Madre 2015 General Plan Update

\*\* February 2022 data collected over three days and averaged

Project Projected ADT: 727 daily trips

Road Segment: Orange Grove	Daily Traffic	Existing Capacity	Volume/Capacity Ratio
Michillinda – Baldwin	6,100	7,500	0.81
East of Baldwin	4,600	7,500	0.61

Table V-5

No traffic counts were available for Lima Street and Mountain Trail Avenue.

### Local Streets

Local streets are designed to serve adjacent residential land uses only. They allow access to residential driveways and often provide parking for the neighborhood. They are not intended to serve thru-traffic traveling from one location in the City to another, but primarily to serve traffic with an origin or destination in that street. Traffic volumes on a local street should not exceed 2,500 per day or 200-300 vehicles per hour. The maximum residential traffic volume which is acceptable to persons living along a street may vary from one street to another depending upon roadway width, type of dwelling units, presence of schools, and other factors. These factors may dictate the need for lower traffic volumes than 2,500 per day. All other public streets in Sierra Madre are local streets.

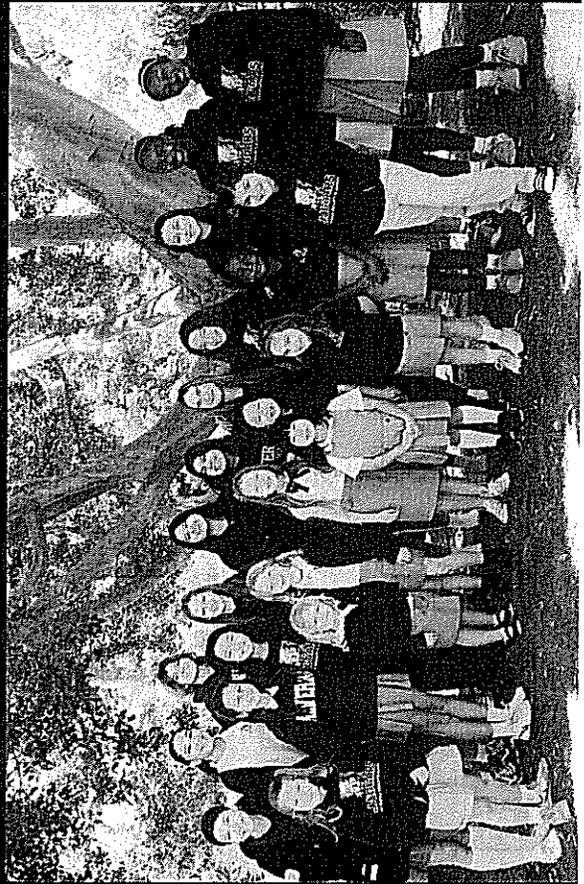
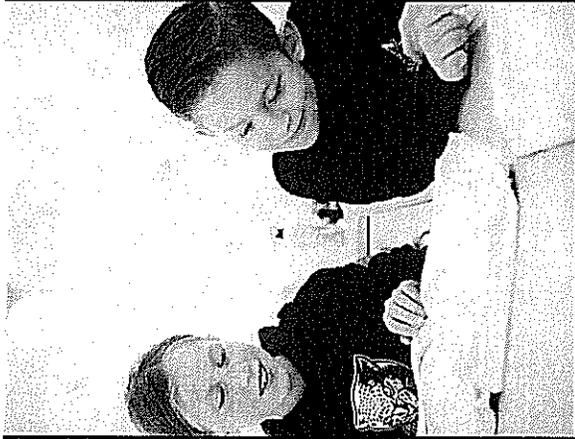
It should be noted that functional classifications vary between agencies, as seen in the different classifications seen between Arcadia and Sierra Madre for Orange Grove.

**April 4<sup>th</sup> Workshop Presentation**

 ALVERNO HEIGHTS ACADEMY

**NEIGHBORHOOD MEETING**

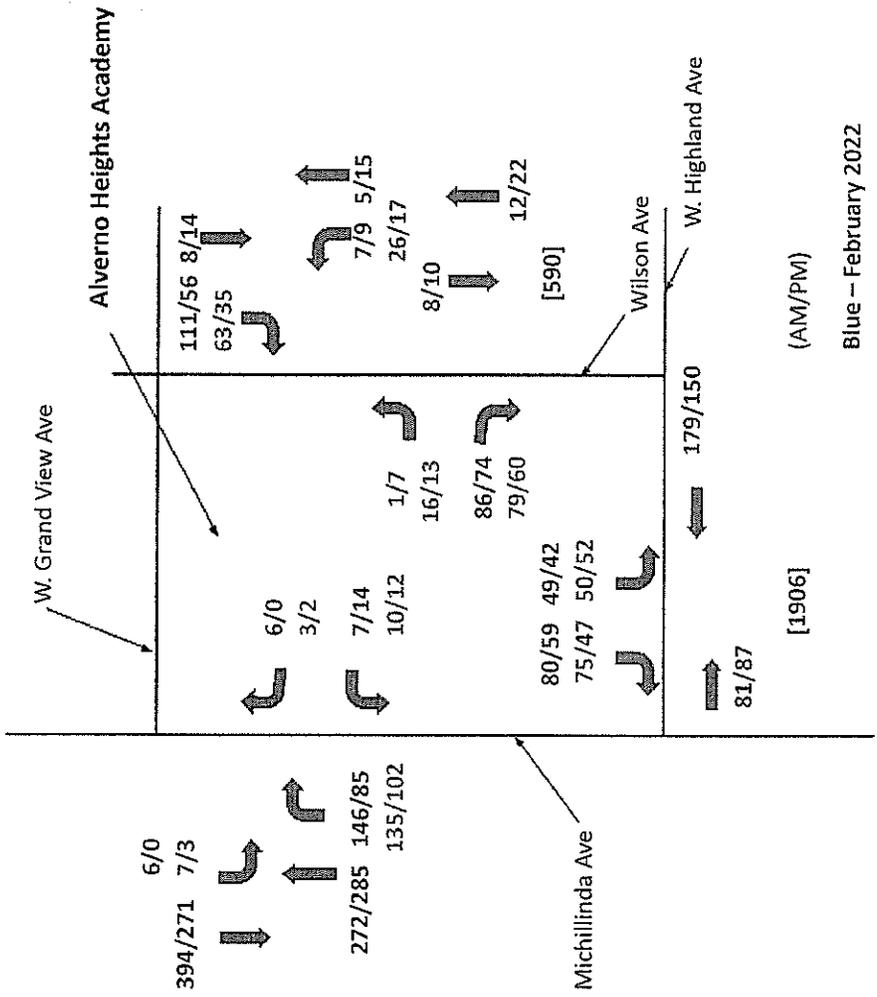
**Monday, April 4, 2022**



April 4, 2022

## Turning Movement Operations

- Turning Movements Conducted in November 2021
- Alverno Heights Academy revised driveway operations
- Turning Movement Counts conducted February 2022
  - 3 day data collection
- Results
  - Wilson Ave - Reduced left turns
  - W. Highland Ave - Remained substantially the same
  - Michillinda Ave - Right turn increase in AM and reduced PM Peak Period
  - The Academy is proactive in reducing impacts on Michillinda



(AM/PM)  
 Blue – February 2022  
 Green – November 2021  
 [ADT] – 24 Hour Counts

## **Conclusion**

- March 2006 Traffic Study
  - AM Peak Period Entering estimated at 300 vehicles
  - AM Peak Period Exiting estimate at 188 vehicles
  - PM Peak Period Entering estimated at 154 vehicles
  - PM Peak Period Exiting estimated at 242 vehicles
- February 2022 Collected Data
  - AM Peak Period Entering estimated at 270 vehicles
  - AM Peak Period Exiting estimate at 234 vehicles
  - PM Peak Period Entering estimated at 150 vehicles
  - PM Peak Period Exiting estimated at 186 vehicles
- Overall traffic volumes less than predicted

**ALVERNO HEIGHTS ACADEMY**  
NOISE STUDY  
200 NORTH MICHILLINDA AVENUE



**PREPARED FOR: Alverno Heights Academy**

Attn: Julia Fanara, Head of School  
Sent via email: [jfanara@alvernoheights.org](mailto:jfanara@alvernoheights.org)  
**April 5, 2022**

Prepared by: CSDA Design Group  
Indi Savitala  
610 E. Franklin Avenue  
El Segundo, CA 90245

CSDA Project No. 21032.01

## **Table of Contents**

<b><u>Section</u></b>	<b><u>Page</u></b>
1.0 Introduction and Project Description .....	3
2.0 Acoustical Criteria .....	3
3.0 Noise Measurement Locations .....	5
4.0 Noise Measurement Summary (2021 vs 2022).....	5
5.0 Noise Measurements (2022).....	6
5.1 Wilson Street.....	7
5.2 Grandview Avenue.....	8
5.1 Michillinda Avenue .....	9
5.2 Highland Avenue .....	11
6.0 Comments and Conclusions.....	12

## **List of Figures**

<b><u>Figure</u></b>	<b><u>Page</u></b>
Figure 1: Noise Measurement Locations .....	5
Figure 2: Wilson Street (3/1).....	7
Figure 3: Wilson Street (3/2).....	7
Figure 4: Wilson Street (3/3).....	8
Figure 5: Grandview Avenue (3/1).....	9
Figure 6: Michillinda Avenue (3/1).....	9
Figure 7: Michillinda Avenue (3/2).....	10
Figure 8: Michillinda Avenue (3/3).....	10
Figure 9: Highland Avenue (3/1) .....	11
Figure 10: Highland Avenue (3/2) .....	11
Figure 11: Highland Avenue (3/3) .....	12

## **List of Tables**

<b><u>Table</u></b>	<b><u>Page</u></b>
Table 1: AHA After School Activities .....	3
Table 2: Measured Noise Level Increase Measurement Results (CSDA, 2021) .....	6

## 1.0 Introduction and Project Description

Alverno Heights Academy (AHA) requested that CSDA Design Group - Acoustics (CSDA) perform an additional noise study and compare the measurements to the May 2021 noise study measurements. There have been complaints from surrounding neighbors that noise from after-school outdoor activities is louder than what was measured and discussed in our June 30, 2021, report. To understand the noise levels, AHA asked that we perform a noise study and focus our analysis on after-school outdoor noise.

The additional noise study was conducted March 1st to March 3rd. These dates correlated to the following activities:

Table 1: AHA After School Activities

Date	Time	Activity	Location
March 1	3:45 PM to 5:00 PM	Basketball	Michillinda
	3:30 PM to 5:30 PM	Softball	Wilson
March 2	3:45 PM to 5:00 PM	Basketball	Michillinda
March 3	3:45 PM to 5:00 PM	Basketball	Michillinda
	3:30 PM to 5:30 PM	Softball	Wilson

## 2.0 Acoustical Criteria

The LA County Code of Ordinances includes language that addresses exterior noise and playgrounds.

### Title 12 ‘Environmental Protection’ – Chapter 12.08 ‘Noise Control’

#### Section 12.08.390 – Exterior noise standards – Citations for violations authorized when.

- A. *Unless otherwise herein provided, the following exterior noise levels shall apply to all receptor properties within a designated noise zone:*

Noise Zone	Designated Noise Zone Land Use	Time Interval	Exterior Noise Level (dB)
II	Residential Properties	10:00 pm to 7:00 am (nighttime)	45
		7:00 am to 10:00 pm (daytime)	50

*Standard No. 1 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 30 minutes in any hour. Standard No. 1 shall be the applicable noise level from subsection A of this section; or, if the ambient L50 exceeds the foregoing level, then the ambient L50 becomes the exterior noise level for Standard No. 1.*

*Standard No. 2 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 15 minutes in any hour. Standard No. 2 shall be the applicable noise level from subsection A of this section plus 5dB; or, if the ambient L25 exceeds the foregoing level, then the ambient L25 becomes the exterior noise level for Standard No. 2.*

*Standard No. 3 shall be the exterior noise level which may not be exceeded for a cumulative period of more than five minutes in any hour. Standard No. 3 shall be the*

*applicable noise level from subsection A of this section plus 20dB; or, if the ambient L8.3 exceeds the foregoing level, then the ambient L8.3 becomes exterior noise level for Standard No. 3.*

*Standard No. 4 shall be the exterior noise level which may not be exceeded for a cumulative period of more than one minute in any hour. Standard No. 4 shall be the applicable noise level from subsection A of this section plus 15dB; or, if the ambient L1.7 exceeds the foregoing level, then the ambient L1.7 becomes the exterior noise level for Standard No. 4.*

*Standard No. 5 shall be the exterior noise level which may not be exceeded for any period of time. Standard No. 5 shall be the applicable noise level from subsection A of this section plus 20dB; or, if the ambient L0 exceeds the foregoing level then the ambient L0 becomes the exterior noise level for Standard No. 5.*

It is important to note that Los Angeles County Code of Ordinances provides an exemption for playground / school ground noise.

**Paragraph 12.08.570 – Activities Exempt from Chapter Restrictions**

*“activities conducted on public playgrounds and public or private school grounds, including but not limited to school athletic and school entertainment events”* are exempt from noise control measurements outlined in that chapter.

Municipal noise ordinances supplement the Los Angeles County Noise Ordinance; therefore, the County's ordinances control in subject areas where municipal ordinance lack regulations.

The July 14, 2015, Sierra Madre General Plan is appropriate for addressing school children noise as it pertains to environmental impact noise. As outlined in the general plan, The City has a noise goal to protect residences from excessive non-transportation noise sources.

**Chapter 6, Noise Section, ‘Noise-Control of Non-Transportation Noise Sources’**

*However, the City also creates some exemptions for certain noise sources (e.g., construction, leaf blowers, and emergencies) and for noise generated during the daytime hours when people are generally less sensitive to noise. If noise occurs between the hours of 7:00 AM and 9:00 PM (7:00 PM for construction and leaf blowers) Monday through Saturday or 10:00 AM and 6:00 PM on Sundays and federal holidays, and does not produce noise levels that exceed 80 dBA at a distance of 25 feet, then the noise is considered exempt from the maximum permissible noise levels (i.e., 6 dBA above ambient when generated at residential properties and 8 dBA above ambient when generated at commercial properties).*

### 3.0 Noise Measurement Locations

The measurements were conducted at the same four locations previously chosen for the 2011 CSDA Noise Study. Figure 1 is a map of the AHA campus indicating noise monitor installation locations.



Figure 1: Noise Measurement Locations

- **Measurement #1, Wilson Street:** The sound level meter was placed on the AHA property approximately 35 feet from the center of Wilson Street and across the street from 209 Wilson Street. This roadway is infrequently traveled and is used primarily for residents of Wilson Street and for access to the school. Primary noise sources are distant traffic, infrequent vehicle passbys, and low levels of noise from athletic field usage at the school.
- **Measurement #2, W Grandview Avenue:** The sound level meter was placed approximately 20 feet from the center of W Grand View Avenue and across the street from the AHA property in front of 693 W Grand View Avenue. This location was intended to measure noise levels from the traffic along Grandview Avenue as well as general ambient noise levels.
- **Measurement #3, Michillinda Avenue:** The sound level meter was placed across the street from the AHA campus, approximately 30 feet from the center of Michillinda Avenue and in front of 1125 Michillinda Avenue. The primary noise source at this location was traffic along Michillinda Avenue.
- **Measurement #4, W Highland Avenue:** The sound level meter was placed on the AHA property approximately 25 feet from the center of W Highland Avenue and across the street from 660 W. Highland Avenue. The primary noise sources at this location were passing vehicles along Highland Avenue. Secondary noise sources were from the AHA campus.

### 4.0 Noise Measurement Summary (2021 vs 2022)

Table 2 includes data from the June 30, 2021 master plan update report, including Community Noise Exposure Level (CNEL) and the loudest hourly noise level. The data indicates that between the 2021 and

2022 noise measurements, the calculated 24-hour CNEL has increased by 1 dB, and the loudest hourly noise level occurs in the morning or at 3 PM as part of the after-school pickup.

**Table 2: Measured Noise Level Increase Measurement Results (CSDA, 2021)**

Measurement Location	Measured Noise Levels, CNEL, dBA		Measured Increase
	2021	2022	
Measurement #1: Wilson Street	56	57	+1
Measurement #2: Grandview Avenue	65	65 <sup>1</sup>	0
Measurement #3: Michillinda Avenue	67	68	+1
Measurement #4: Highland Avenue	62	63	+1

Measurement Location	Measured Noise Levels, 1-hour Period L <sub>eq</sub> , dBA		Measured Increase
	2021	2021 Master Plan	
Measurement #1: Wilson Street	64 (8 AM)/	65 (3 PM)	+1
Measurement #2: Grandview Avenue	72 (2 PM)	65 (7 AM)	-7
Measurement #3: Michillinda Avenue	71 (3 PM)	75 (10 AM)	+4
Measurement #4: Highland Avenue	64 (3 PM)	65 (3 PM)	+1

Note:

<sup>1</sup> Less than 24 hours of data collected Mar-1 to Mar-3. CNEL calculated from data collected on Apr-26.

## 5.0 Noise Measurements (2022)

L<sub>EQ</sub> is a descriptor that represents a steady-source sound level with the same A-weighted sound energy as a time-varying sound level associated with a given location and measurement duration. L<sub>10</sub> is a descriptor that represents the sound level exceeded for 10% of the measurement duration. The Federal Highway Administration (FHWA) uses the L<sub>10</sub> a descriptor to represent traffic noise. Additionally, per the FHWA, an environmental noise measurement is considered to be dominated by roadway noise when the L<sub>10</sub> value exceeds the associated L<sub>EQ</sub> value by at least 3 dBA.

Using the FHWA convention referenced above, L<sub>EQ</sub> and L<sub>10</sub> values were calculated over the time periods of each school outdoor event. Where L<sub>10</sub> exceeds the associated L<sub>EQ</sub> value by at least 3 dBA, outdoor event noise is considered to be dominated by ambient roadway noise. Figure 2 through Figure 11 represent the continuous noise levels for each day at each measurement location, along with the L<sub>EQ</sub> and L<sub>10</sub> values calculated over the duration of each after-school outdoor event.

5.1 Wilson Street

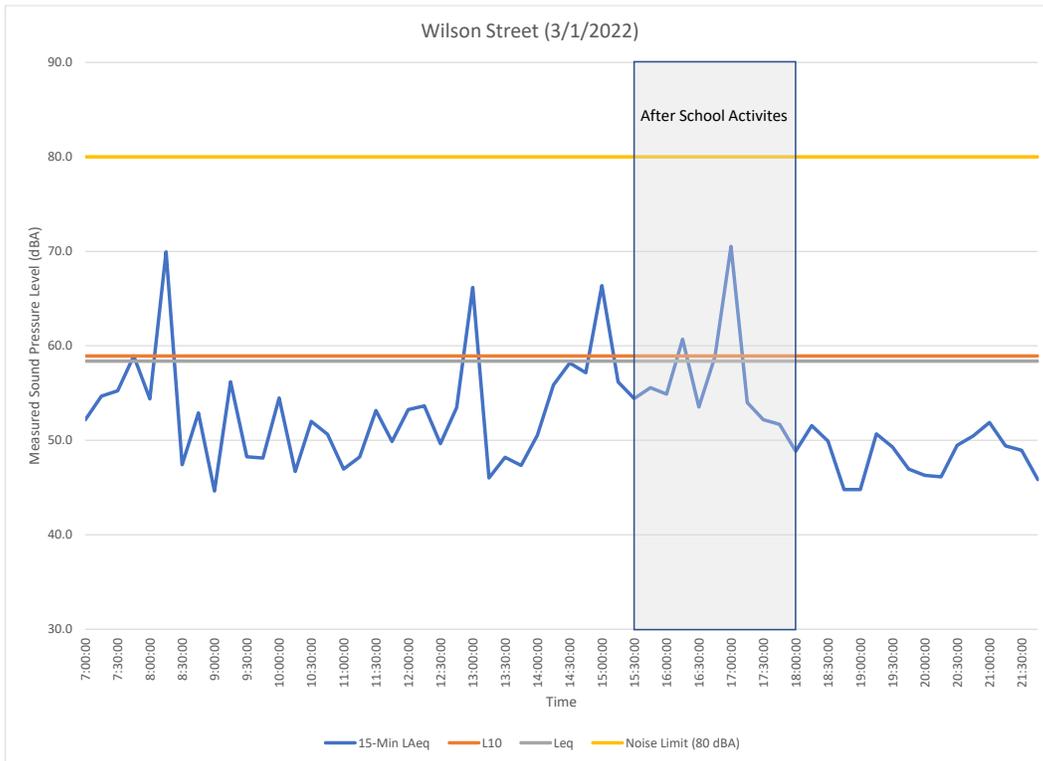


Figure 2: Wilson Street (3/1)

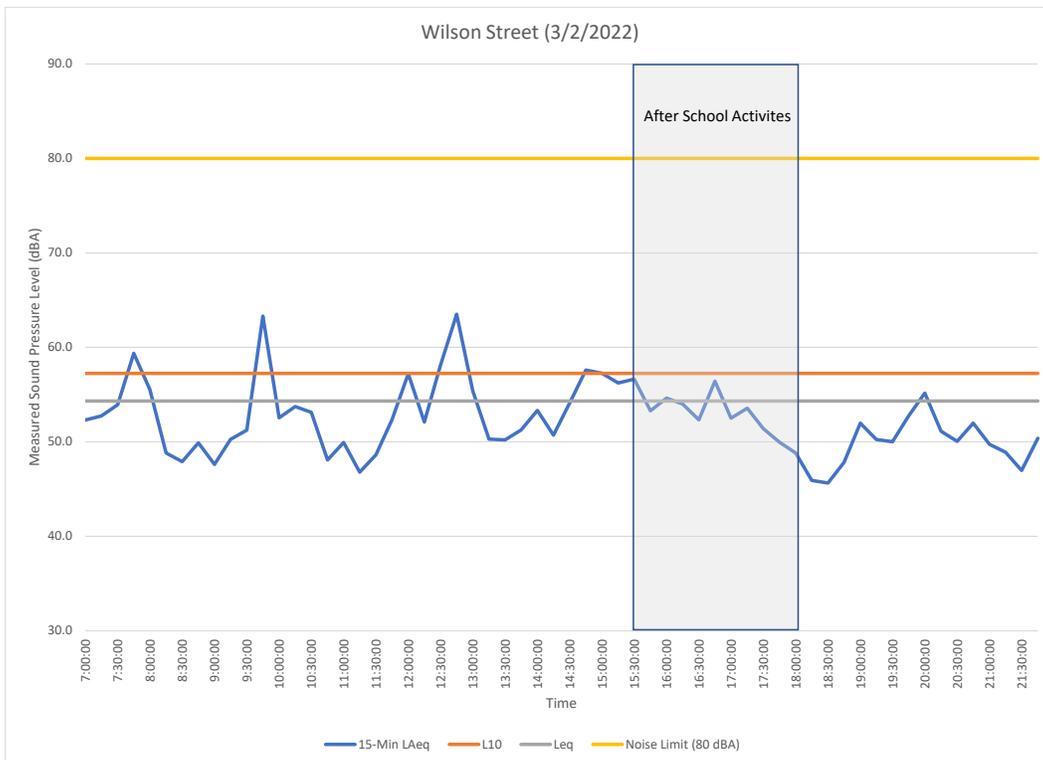


Figure 3: Wilson Street (3/2)

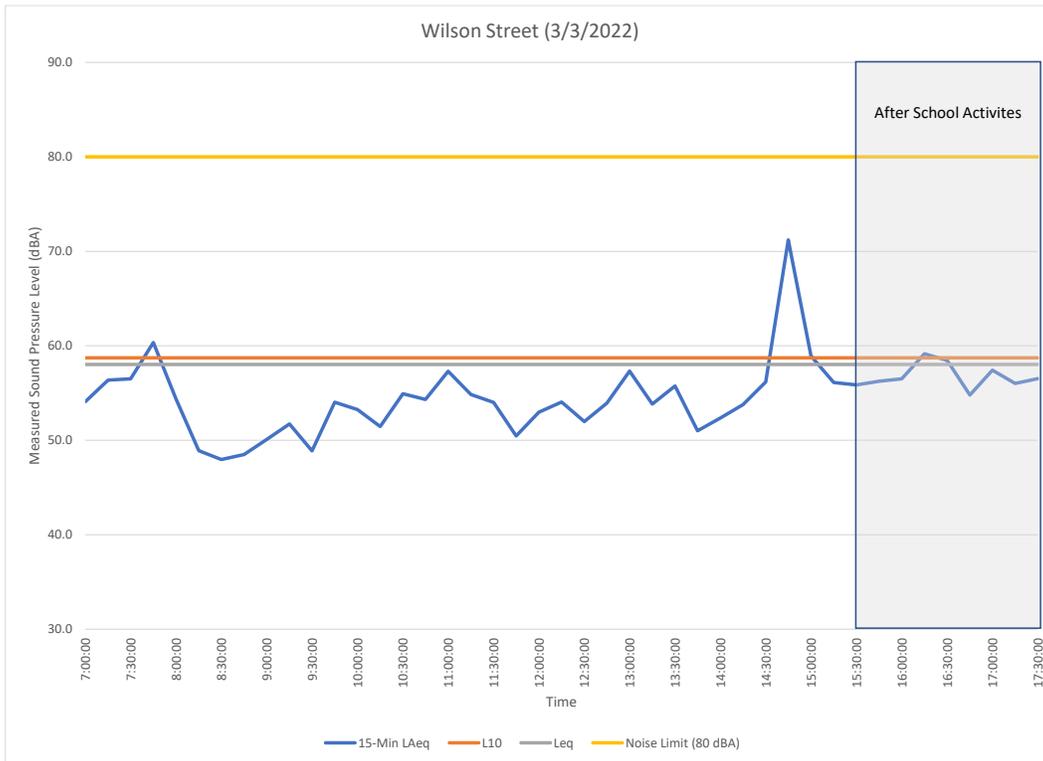


Figure 4: Wilson Street (3/3)

5.2 Grandview Avenue

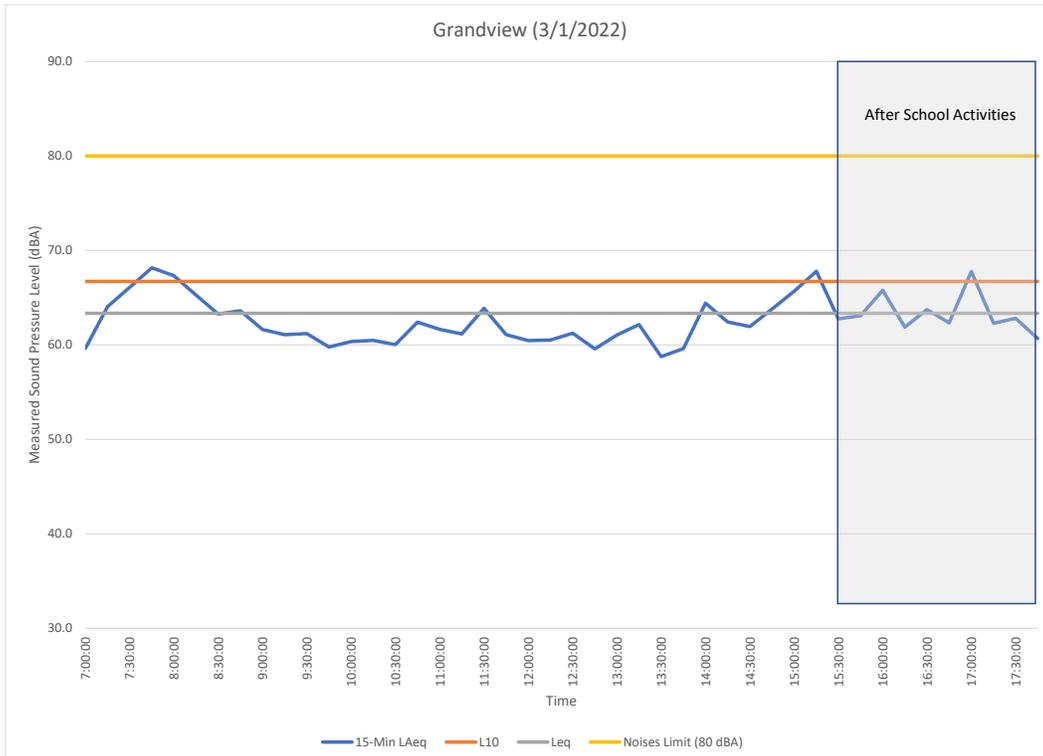


Figure 5: Grandview Avenue (3/1)

5.1 Michillinda Avenue

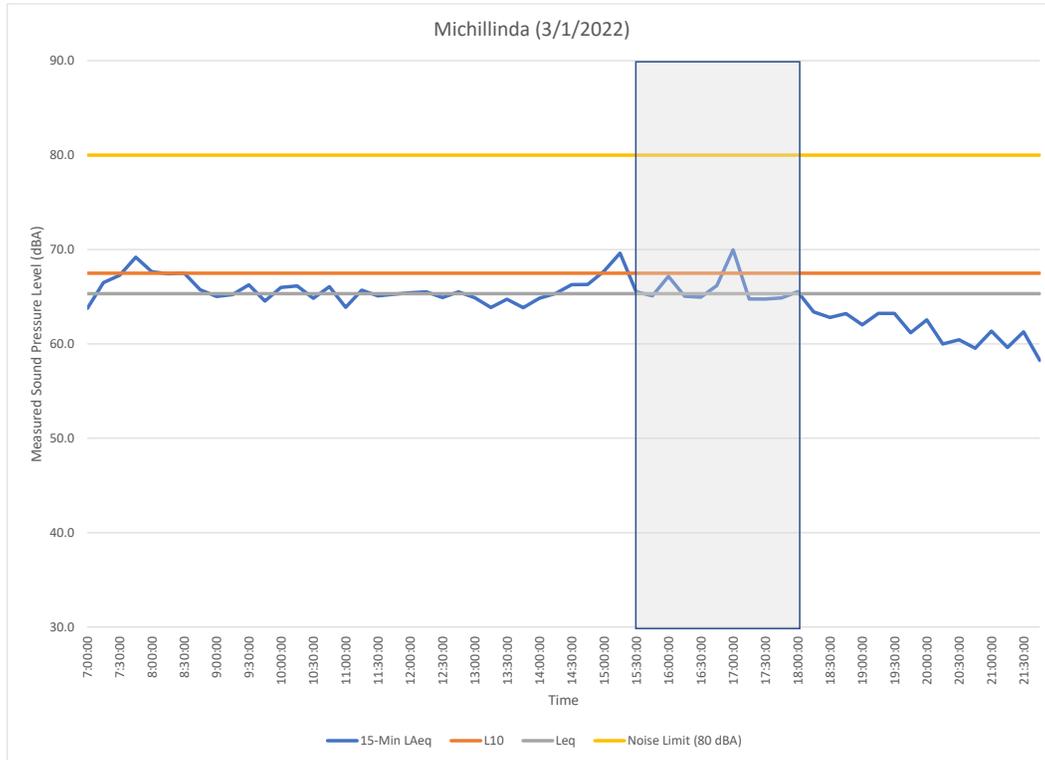


Figure 6: Michillinda Avenue (3/1)

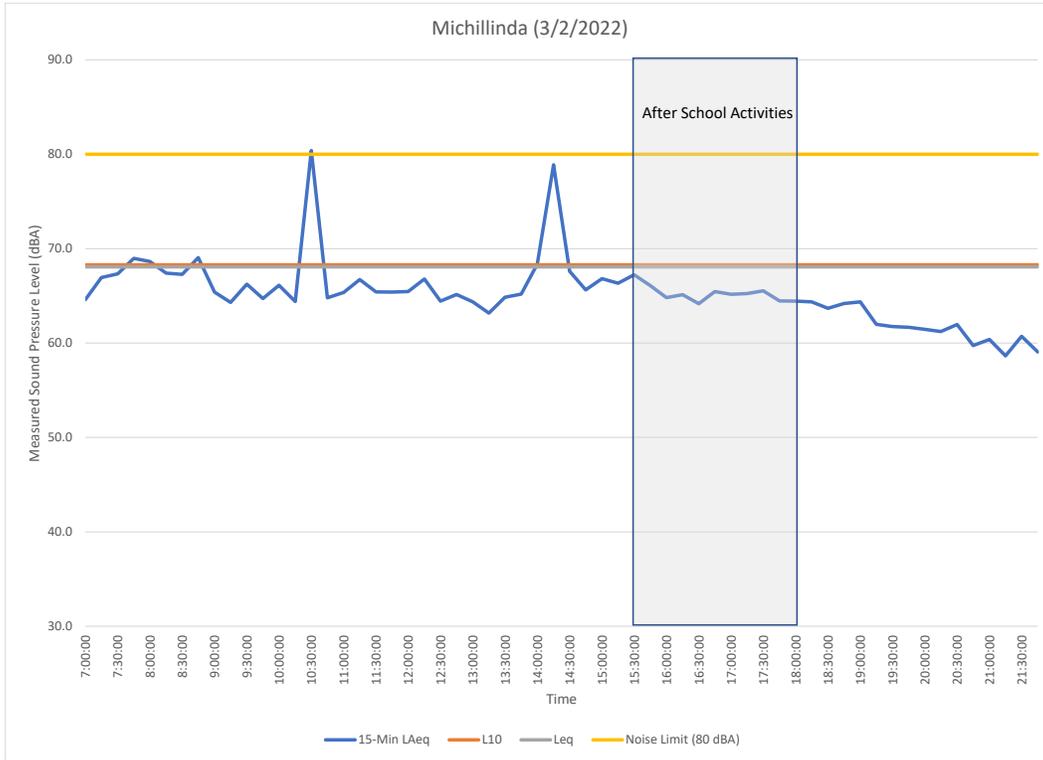


Figure 7: Michillinda Avenue (3/2)

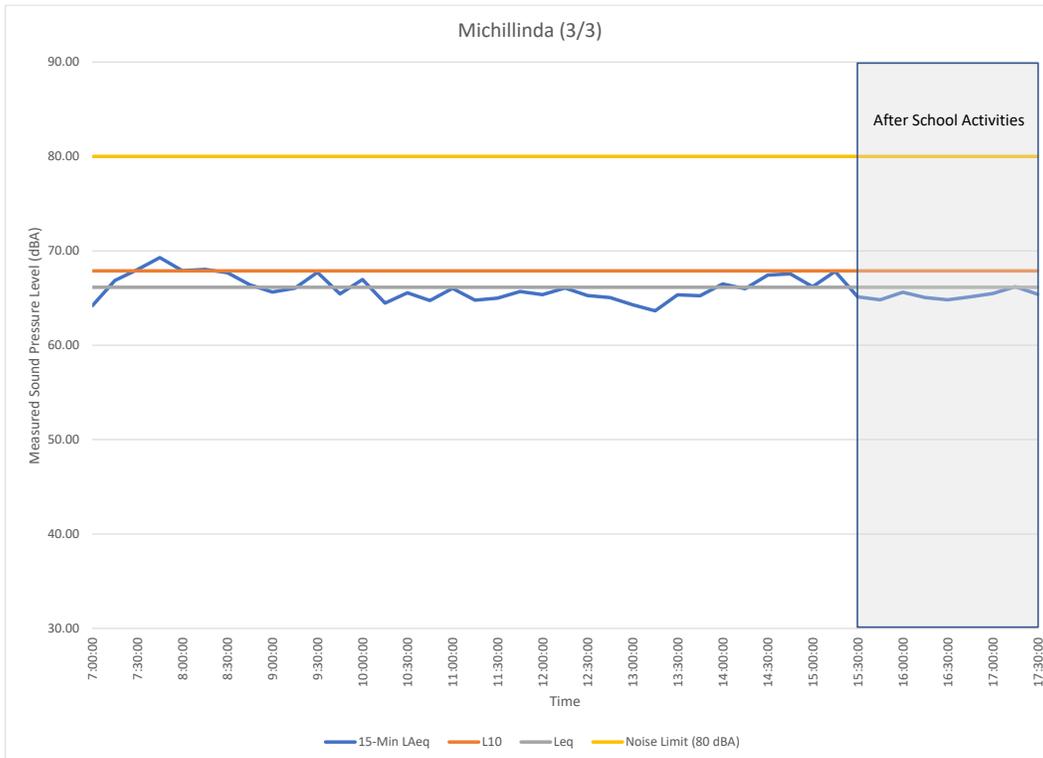


Figure 8: Michillinda Avenue (3/3)

5.2 Highland Avenue

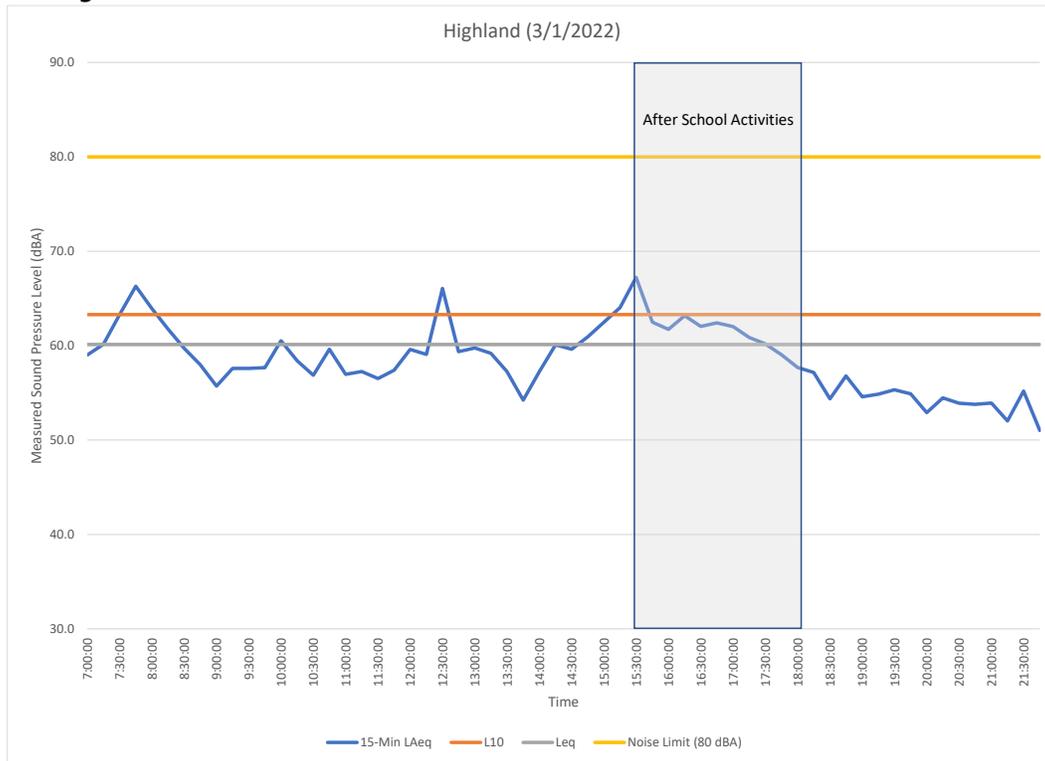


Figure 9: Highland Avenue (3/1)

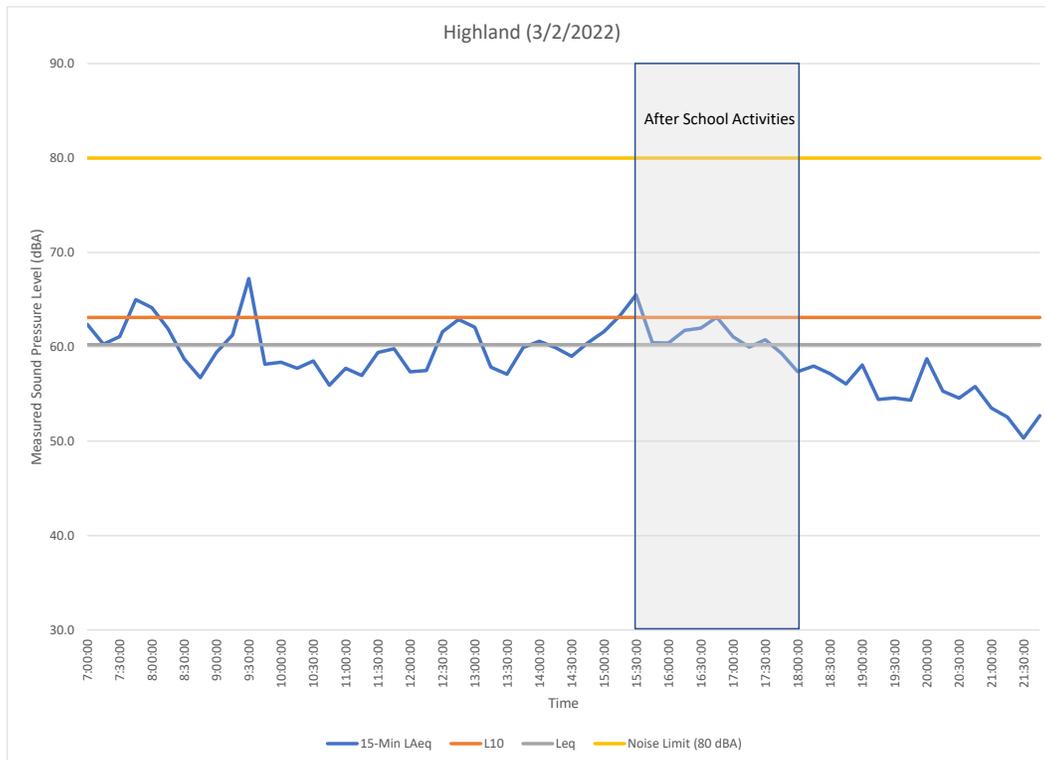


Figure 10: Highland Avenue (3/2)

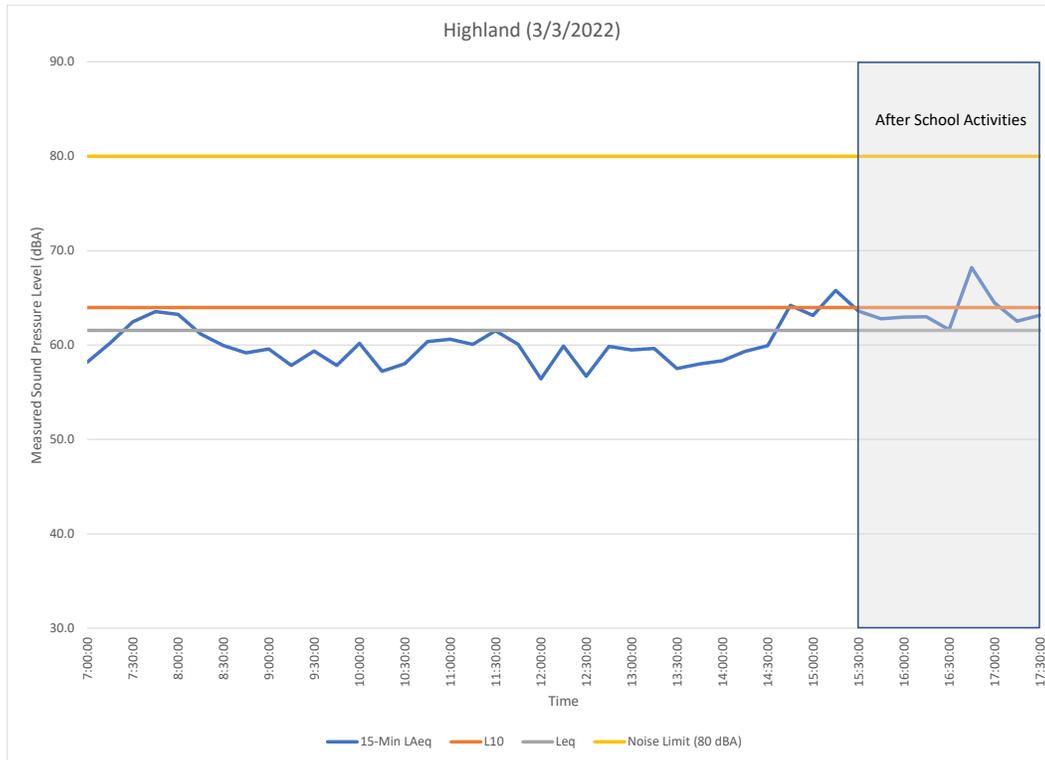


Figure 11: Highland Avenue (3/3)

## 6.0 Comments and Conclusions

The measurements indicate that during after-school outdoor activities the average noise level is within 3 dBA of the traffic noise level, indicating that the neighborhood noise is dominated by traffic noise. This validates the results of the 2011 master plan report. The Planning Center conducted noise studies for the 2011 Master Plan Amendment, which were discussed in the June 30th noise report.

The measurements also indicate noise levels less than 80 dBA during after-school outdoor activities, indicating compliance with the General Plan, Chapter 6 section on ‘Noise-Control of Non-Transportation Noise Sources’.

After-school outdoor activity noise may contribute to the noise environment for short periods of time, not to exceed roughly five minutes. For example, the noise monitoring indicated that the noise level on Michillinda Avenue was roughly 81 dBA at around 10:00 AM on March 2nd; however, it is not the major source of noise in the neighborhood.

---

This concludes our noise study report for Alverno Heights Academy. Please do not hesitate to contact us with questions.

# MEMO



**TO: KEN FARFSING**  
**FROM: KURT PEDERSEN**  
**DATE: May 31, 2022**  
**RE: REVIEW OF THE TREE REMOVAL PLAN**

---

Ken,

On May 4, 2022, I reviewed the Tree Removal Plan and Grading Plan with the Arborist, Greg Applegate. The discussion was focused on the Moreton Bay Fig and the Queensland Kauri tree.

The Queensland Kauri tree will not be impacted by the construction of the lower classroom buildings.

The Arborist recommend no earthwork to be done within 60' of the Moreton Bay Fig. When reviewing the plan, the Arborist expressed concerns with the conceptual grading plan that had earthwork, buildings, and walkways within 60' of the tree. He recommended relocating the ADA loading zone and constructing retaining walls along the walkways instead of cutting and filling closer to the tree.

The marked up attached exhibit shows the proposed revisions to the grading plan. The Arborist stated that revised grading will reduce the impacts to the Moreton Bay Fig, but would not eliminate the impacts. He reiterated that any construction within 60' of the tree will have impacts to the health of the tree.



