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**CITY OF SIERRA MADRE**  
**PLANNING COMMISSION MINUTES**  
Regular Meeting of  
Thursday October 6, 2022 at 7:00 p.m.  
City Council Chambers, 232 W. Sierra Madre Blvd.

**CALL TO ORDER**

Chair Denison called the meeting to order at 7:04 pm

Present: Chair Denison, Vice Chair Hutt, Commissioners Dallas, Pevsner & Spears

Staff: Vincent Gonzalez, Director of Planning and Community Preservation  
Clare Lin, Senior Planner  
Aleks R. Giragosian, City Attorney  
Joseph Nosrat, Administrative Aide

**APPROVAL OF AGENDA**

Commissioner Spears moved to approve the agenda, Commissioner Hutt seconded. Motion carried unanimously.

**APPROVAL OF MINUTES September 1, 2022**

Commissioner Spears moved to approve the minutes, Commissioner Hutt seconded. Motion carried unanimously.

**COUNCIL LIAISON REPORT**

NONE

**AUDIENCE COMMENTS**

Nancy Beckham

N. Lima

Ms. Beckham thanked the planning commission for changes to the Meadows Project and expressed concerns about traffic on the Environmental Impact Report. She also expressed concern about sidewalks where the roots are impeding on foot traffic.

Deb Sheridan

Valle Vista

Ms. Sheridan expressed concern about the Stonehouse and the Meadows Project regarding the hillside management zone and the language used in the master plan. She also commended the Planning Commission for all their effort on the Meadows Project.

**PUBLIC HEARING**

1. **CONDITIONAL USE PERMIT 22-03 (CUP 22-03) A REQUEST TO ALLOW ADAPTIVE REUSE OF THE VILLA DEL SOL D'ORO (VILLA) FOR PRIVATE RENTAL EVENTS ON PROPERTY LOCATED AT 200 NORTH MICHILLINDA AVENUE**

Director Gonzalez gave a presentation on the Conditional Use Permit with changes requested by the Planning Commission.

52 Chair Denison asked if there were any questions for City Staff.

53  
54 None.

55  
56 Chair Denison invited a presentation from the Applicant.

57  
58 Ken Farfsing

59 President of Alverno Heights Academy

60 Mr. Farfsing stated they do not have a presentation and thanked the Planning  
61 Commission for all their hard work.

62  
63 **Public Comment**

64  
65 Kristen Stephens

66 W. Grandview

67 Mrs. Stephens expressed concern about the use of the 1998 lawsuit that allows more  
68 noise than is permitted in Sierra Madre code. She also raised concerns about noise  
69 levels emitted from Alverno also stating that the dba limits used in the code are too  
70 vague.

71  
72 Jennifer Siders

73 E. Grandview Ave.

74 Ms. Siders expressed concern about parents' ability to attend athletic events, also  
75 stating that thriving schools like Alverno are an asset to the community. She also asked  
76 that the Planning Commission recognize Alverno's past compromises in their  
77 deliberation for the Conditional Use Permit.

78  
79 John Loftus

80 Las Lunas, Pasadena

81 Mr. Loftus expressed favor of approval for the Conditional Use Permit.

82  
83 Janis Savoie

84 W. Montecito

85 Ms. Savoie raised concerns about noise levels emitted from Alverno events. She asked  
86 that the Planning Commission require information from Alverno about an upcoming  
87 event with reports of the event that will be communicated to the City and neighbors prior  
88 to the event being held.

89  
90 James George

91 San Gabriel Court

92 Mr. George pointed out the value for Alverno and neighboring residents to work  
93 cohesively for the community to thrive. He also expressed that conditions for Alverno be  
94 equitable to other schools throughout Sierra Madre.

95  
96 Keith Stephens

97 W. Grandview

98 Mr. Stephens expressed concern that the noise levels from the Villa will have a directly  
99 negative impact on neighbors in the area. Mr. Stephens asked that the Planning  
100 Commission deny the Villa Conditional Use Permit.

101  
102 Nigel Burns

103 Lower Hastings Ranch  
104 Mr. Burns stated schools like Alverno are invaluable to the community. He also stated  
105 that Alverno is part of the community and that they have made efforts to work with the  
106 rest of the community.

107  
108 Natalie Whitecoth  
109 Alta Dena  
110 Mrs. Whitecoth stated that neighbors living near Alverno should have known what goes  
111 on at the school when they purchased their homes.

112  
113 Paul Savoy  
114 W. Montecito Ave.  
115 Mr. Savoy stated that neighbors purchasing homes adjacent to Alverno were not aware  
116 the campus would develop into a K-12 school with an event center at the time of  
117 purchase.

118  
119 Alice Siders  
120 E. Grandview Ave.  
121 Ms. Siders stated she values the opportunities that Alverno will provide to students and  
122 feels that a noise limit will hinder their ability to have fun.

123  
124 Ronny Bearbunch  
125 Bettyhill Ave. Duarte  
126 Mr. Bearbunch stated that there is value in the opportunities Alverno will provide to  
127 students, explaining how limits will affect their opportunity to a normal childhood. He  
128 asked that the City of Sierra Madre and community set an example for their youth.

### 129 130 Discussion

131  
132 Commissioner Dallas expressed value for Alverno with a strong belief in schools and  
133 school activities such as fundraising. She also stated that most schools do not regularly  
134 act as a venue and host events like Alverno. Commissioner Dallas also clarified this is  
135 not an attack on Alverno but Neighbors have the right to live in an environment like most  
136 other schools have.

137  
138 Commissioner Pevsner stated the Planning Commission has come to terms with Alverno  
139 and are working to find a mutual consensus with neighbors. He also expressed support  
140 and stated the number of permitted events can be subject to change. Commissioner  
141 Pevsner stated judicial review is also an option down the line.

142  
143 Commissioner Hutt stated there is a need to treat Alverno like other schools while  
144 keeping in mind other schools do not have event centers. He also stated the school and  
145 neighbors are not on the same page with a lot of outreach and community building to be  
146 done. Commissioner Hutt also expressed the importance of the Annual Review. He also  
147 mentioned the decibel measurement does not include subwoofers and low frequencies.

148  
149 Commissioner Spears asked parents and students that showed up to go back to the  
150 school and ask to cancel all filming to make the school like other schools. He also stated  
151 the focus is about the use of the school as a venue for events as a means for funding.  
152 Commissioner Spears expressed a need for a mutual solution between the school and  
153 the neighbors and for enforcement with Alverno to comply with the conditions set in the

154 Conditional Use Permit. He also mentioned there is a unique intensity of use at Alverno  
155 for having such a small amount of students.

156  
157 Chair Denison stated that everyone agrees having more schools open is valuable to the  
158 community. He also clarified the period of time for filming has been shortened with the  
159 hope that Alverno will limit or eliminate the complaints brought up by neighbors. Chair  
160 Denison also stated that the event monitor is a neutral party that will take measurements  
161 to be reported within a year. He also mentioned that the school noise is the same as  
162 other schools but special events are not comparable and would require special attention.  
163 Chair Denison asked to review section 8.0.

164  
165 Commissioner Dallas asked for clarification on the definition of a public nuisance.

166  
167 City Attorney Giragosian stated there is a definition in the municipal code and that a  
168 violation of the City code will be treated as a violation of the municipal code.

169  
170 Commissioner Dallas asked what evidence would be needed.

171  
172 City Attorney Giragosian stated that after multiple citations the City would proceed with a  
173 public nuisance action which would be brought before the Planning Commission for a  
174 public hearing.

175  
176 Commissioner Dallas asked if Alverno would receive a citation if they exceed the noise  
177 limit.

178  
179 City Attorney Giragosian stated there is an administrative citation process if there is a  
180 violation of the municipal code. He also clarified if Alverno violates a condition in the  
181 Conditional Use Permit, they would return to the Planning Commission for revocation  
182 hearings.

183  
184 Commissioner Dallas asked if that would be a full year away.

185  
186 City Attorney Giragosian advised that in 12 months there will be an annual review with  
187 the Planning Commission, but a revocation hearing can be scheduled earlier by the  
188 Planning Director.

189  
190 Director Gonzalez asked if the Planning Commission has any amendments to general  
191 the conditions of approval.

192  
193 Commissioner Hutt asked that the term used for Alverno to be consistent throughout the  
194 entire Conditional Use Permit.

195  
196 City Attorney Giragosian stated the appropriate terms would be "Applicant or Property  
197 Owner."

198  
199 Commissioner Dallas asked where the Conditional Use Permit defines who the director  
200 will be.

201  
202 Commissioner Hutt clarified the definition is in the code.

203

204 Chair Denison asked if section 8.0 applies to all events and not just filming or rental  
205 events with concern that loud machinery may be for cleaning and painting.  
206  
207 City Attorney Giragosian clarified this exception was included to allow Alverno to have  
208 painting and cleaning during morning or night.  
209  
210 Commissioner Hutt agreed and stated that manual painting or cleaning should be  
211 clarified in the language.  
212  
213 Chair Denison asked for a recommendation to help specify non-mechanical in the  
214 language.  
215  
216 Commissioner Hutt suggested non-powered to be added.  
217  
218 Commissioner Dallas asked about section 7.0 to have an amendment to read School  
219 and Villa.  
220  
221 Commissioner Hutt suggested maintaining a log of neighbor's comments to be brought  
222 up during the annual meeting.  
223  
224 Commissioner Spears agreed and stated they should be on both the City and Alverno  
225 Websites.  
226  
227 Commissioner Dallas asked if a section for Alverno can be created on the City website  
228 with reports and contact information.  
229  
230 Director Gonzalez stated that the City Manager's transparency portal includes Alverno  
231 documents and additional information such as the event monitor contact information can  
232 be posted to this webpage.  
233  
234 Chair Denison asked to have a copy of all event reports be included at the annual  
235 meetings.  
236  
237 Commissioner Hutt asked to add that the applicant will describe the time and nature of  
238 each event to item 10. He also asked to clarify in section 10.3 that this is just for notice.  
239  
240 Commissioner Dallas asked who verifies the complaints in section 11.  
241  
242 City Attorney Giragosian stated the purpose of language is to capture that the event  
243 monitor would verify.  
244  
245 Commissioner Spears stated that this would also tie complaints to the event.  
246  
247 City Attorney Giragosian stated that residents can still submit complaints to the City, but  
248 the Planning Commission should consider event complaints.  
249  
250 Commissioner Dallas asked if all school events will have monitors.  
251  
252 City Attorney Giragosian clarified filming and event monitors are separate but school  
253 events will not have a monitor.  
254

255 Chair Denison asked to include set up but not take down in section 2.2.  
256  
257 Commissioner Hutt agreed suggesting an amendment to the take down and clean up  
258 language.  
259  
260 City Attorney Giragosian stated that it should only be take down as clean up could be  
261 confused with custodial duties.  
262  
263 Chair Denison agreed to clarification.  
264  
265 Commissioner Pevsner asked if the type of device used for amplifying music and noise  
266 should be addressed.  
267  
268 Chair Denison asked if they register at the same decibel.  
269  
270 Commissioner Hutt stated that lower frequencies may travel farther.  
271  
272 Chair Denison suggested this may not obviate the decibel level.  
273  
274 Commissioner Spears stated that the decision must be simple so the event monitor can  
275 easily identify a violation of intensity of use.  
276  
277 Commissioner Pevsner asked for clarification.  
278  
279 Director Gonzalez stated that they can hear from the applicant's noise technician.  
280  
281 Indy Sabatala  
282 CSA Design Group  
283 Mr. Sabatala stated decibel level is written as dba and does not register the same as low  
284 frequency. He also stated the dba value does take low frequency into account but allows  
285 for more low frequency. Mr. Sabatala clarified low frequency includes cars and foot  
286 traffic and will always travel farther.  
287  
288 Commissioner Dallas asked if there is a scale or grade that could be used to measure  
289 low frequency.  
290  
291 Indy Sabatala  
292 CSA Design Group  
293 Mr. Sabatala stated the measure for low frequency is dbc and that dba follows how we  
294 hear sound while dbc is less forgiving. He also advised using what San Francisco does  
295 to monitor entertainment venues.  
296  
297 Commissioner Hutt asked if the noise monitor devices will record dbc.  
298 Indy Sabatala  
299 CSA Design Group  
300 Mr. Sabatala stated yes but most noise enforcement officers are given a device that only  
301 measures dba for simplicity. He also stated that recording both measurements might be  
302 difficult.  
303

304 Commissioner Spears expressed reluctance to adding complexity to the conditions. He  
305 also stated the Planning Commission may need to accept dba for now and if complaints  
306 continue, another monitor device may be purchased in the future.

307  
308 Commissioner Pevsner asked what other devices may have been heard aside from  
309 subwoofers.

310  
311 Indy Sabatala  
312 CSA Design Group  
313 Mr. Sabatala sated no, the subwoofers are built into the speaker system and that only  
314 measuring dba would remain consistent.

315  
316 Commissioner Hutt stated the surrounding noise varies between cleanup and a hosted  
317 event.

318  
319 City Attorney Giragosian asked if a provision that regulates Institutional zones could be  
320 included in the conditions

321  
322 Commissioner Hutt agreed to the solution suggested by City Attorney Giragosian.

323  
324 Commissioner Spears asked to make a recommendation to City Council to revisit the  
325 noise ordinance from 1984.

326  
327 Chair Denison agreed to the recommendation.

328  
329 Commissioner Hutt asked where the language would be added to the conditions.

330  
331 City Attorney Giragosian suggested section 3.7 to include a clause at the end.

332  
333 Chair Denison suggested it say the lower of 70 dba or subsequently adopted.

334  
335 Commissioner Hutt asked if section 8.4 should include a condition where a timeline  
336 would be set for the event monitor to post reports on the City website within 3 business  
337 days. He also asked that an area be added to the webpage for public comments to be  
338 logged.

339  
340 Commissioner Spears asked if the event monitor will provide a copy of the report to  
341 Alverno and City staff.

342  
343 Commissioner Hutt added that the community can rate the event monitor.

344  
345 Commissioner Spears asked if the City would buy a phone in addition to a sound  
346 monitoring device.

347  
348 Ken Farfsing  
349 President of Alverno Heights Academy  
350 Mr. Farfsing clarified the school would buy the phone and that the City Manager would  
351 oversee the event monitor.

352  
353 Chair Denison asked if the event monitor would be an employee of Alverno.

354

355 City Attorney Giragosian clarified the event monitor is paid by Alverno and report to the  
356 City Manager.

357  
358 Commissioner Hutt asked if the language could be changed to promptly after receipt to  
359 ensure the City Manager will swiftly review the event monitor's report.

360  
361 Commissioner Dallas expressed concern on condition 1.5 about how many attendants  
362 would be directing traffic.

363  
364 City Attorney Giragosian suggested a change to condition 1.5 to tie the number of  
365 parking attendants to the number of guests in attendance.

366  
367 Commissioner Hutt agreed.

368  
369 Chair Denison clarified that Alverno must know how many people will be in attendance  
370 for an event to not exceed the limit of 200.

371  
372 Commissioner Dallas asked what the concern would be if there are not enough parking  
373 attendants.

374  
375 Director Gonzalez clarified that Alverno will accommodate all parking to be on campus.

376  
377 City Attorney Giragosian stated the event monitor will ensure attendants do not park on  
378 the street.

379  
380 Commissioner Spears mentioned that costs for parking attendants will be included in  
381 rental contracts for the Villa.

382  
383 Commissioner Dallas agreed and stated that the event monitor could become traffic a  
384 person.

385  
386 Chair Denison clarified the event monitor will defer to the parking attendants to enforce  
387 relocating parking onsite.

388  
389 Ken Farfsing

390 President of Alverno Heights Academy

391 Mr. Farfsing agreed to the condition as it falls within their current practice.

392  
393 Commissioner Hutt suggested that if there are 100 guests there be at least 1 parking  
394 attendant and more than 100 guests will call for 2 parking attendants.

395  
396 Commissioner Dallas clarified this would apply to guests and not vehicles. She also  
397 asked if dancing on the terrace would be allowed.

398  
399 Chair Denison clarified the condition where dancing is permitted but all music shall be  
400 played and oriented to project indoors.

401  
402 Commissioner Dallas asked if there could be a time restriction for dancing on the  
403 terrace.

404

405 Commissioner Hutt suggested keeping the condition simple with the music being  
406 stopped at 9:30pm.

407  
408 Commissioner Spears stated this condition can be addressed next year at the annual  
409 review.

410  
411 Commissioner Spears clarified this an attempt to respond to a commercial activity and is  
412 not a prejudice against the institution.

413  
414 Chair Denison stated that the Planning Commission has worked hard to ensure that  
415 applicant, neighbors and City each have a value that was achieved. He expressed hope  
416 that the problems be resolved before the annual review of the CUP.

417  
418 Commissioner Hutt made a motion to approve conditional use permit 22-03.

419  
420 Commissioner Spears seconded the motion.

421  
422 Motion carried unanimously.

423  
424 Chair Denison asked to retire for a 10-minute break at 9:02pm and reconvened at  
425 9:11pm.

426  
427

428

429 **2. CONDITIONAL USE PERMIT AMENDMENT 21-19, AND ADDENDUM TO THE**  
430 **MITIGATED NEGATIVE DECLARATION TO UPDATE THE ALVERNO HEIGHTS**  
431 **ACADEMY MASTER PLAN**

432

433 Director Gonzalez gave a presentation on amendment 21-19 for the Conditional Use  
434 Permit, reviewing the amended conditions of approval from the September 1, 2022  
435 Planning Commission meeting.

436

437 **Public Comment**

438

439 Kristin Stephens  
440 W. Grandview

441 Mrs. Stephens expressed concern about sport courts not being permitted. She stated  
442 the neighbors would like a noise code that will adequately address Mr. Farfsing's  
443 presentation.

444

445 Keith Stephens  
446 W. Grandview

447 Mr. Stephens stated that after living in the area for 30 years things have been consistent  
448 but expanding the school has changed with little notice to the neighbors. He expressed  
449 concern about the timing of construction at Alverno and the need for a building schedule  
450 to be provided.

451

452 **Discussion**

453

454 Commissioner Spears expressed that the concern for the Master Plan in 2011 was for  
455 children's safety in the event of an earthquake. He explained that the applicant was

456 encouraged to plant more trees to mitigate sound and addressed the traffic flow to be a  
457 work in progress. Commissioner Spears asked to see the proposed structure to be more  
458 water efficient with the use of grey water capture for irrigation purposes; he also stated  
459 the height of the building at the north end of the site is sufficient for now.

460  
461 Commissioner Hutt agreed stating the proposed design works with the schools layout  
462 and that he has noticed a reduction in morning traffic on the street. He also stated that  
463 synthetic surfaces will mitigate noise better than hard surfaces in the sports court.  
464 Commissioner Hutt explained that the multipurpose room is the big goal and asked how  
465 completion could be accelerated.

466  
467 Commissioner Pevsner agreed and stated that the sound mitigation for the sports court  
468 will work with the design of the school. He expressed enthusiasm to seeing the schools  
469 completion and expressed support for the project.

470  
471 Commissioner Dallas stated she has no comment.

472  
473 Chair Denison asked what the entitlement in section 6.0 Utility is.

474  
475 Director Gonzalez stated the entitlement would be a building permit.

476  
477 Chair Denison asked if the repair and water saving work would be delayed until the first  
478 building permit is pulled.

479  
480 Ken Farfsing  
481 President of Alverno  
482 Mr. Farfsing stated they thought the entitlement would be when the Conditional Use  
483 Permit is approved.

484  
485 Chair Denison asked to change the language to read within 60 days of receipt of  
486 Conditional Use Permit.

487  
488 Commissioner Hutt agreed

489  
490 Chair Denison asked for clarification on the timely manner for completion.

491  
492 Ken Farfsing  
493 President of Alverno  
494 Mr. Farfsing stated that the aging pipes require continuous repair, explaining that one  
495 repair could create issues elsewhere on campus.

496  
497 Chair Denison expressed his understanding that the audit reviews two types of leaks  
498 and asked if all known leaks will be repaired in a timely manner.

499  
500 Ken Farfsing  
501 President of Alverno  
502 Mr. Farfsing explained they have done some preliminary assessments but there has  
503 been some difficulty as it is a moving target.

504  
505 Chair Denison agreed and asked about when the plans come back for design review, if  
506 they will be subject to the 5 meeting rule pursuant to SB 330 – Housing Crisis Act.

507  
508 City Attorney Giragosian stated no that is for a residential housing development.  
509  
510 Commissioner Hutt asked what design review the Planning Commission would be  
511 engaged in.  
512  
513 City Attorney Giragosian stated the current design review permit standard is for  
514 residential development and standards must be adopted for institutional design review.  
515  
516 Chair Denison asked if the clock for the standard would not start until they submit plans.  
517  
518 City Attorney Giragosian stated that applications for residential project are subject to the  
519 Planning Commission standards at the time of submission.  
520  
521 Chair Denison asked if the Planning Commission would need to agendize standards of  
522 design review for commercial and institutional.  
523  
524 City Attorney Giragosian deferred to planning director.  
525  
526 Director Gonzalez stated that the preparation of design guidelines, which may include  
527 institutional uses is allocated within the Department's 5-year budget plan.  
528  
529 Chair Denison stated the placement of the 3-story building is well done and asked how  
530 other projects are given priority over the gym if it was decided 12 years ago that it would  
531 be built.  
532  
533 Director Gonzalez stated that the projects are listed but not prioritized to allow Alverno  
534 the flexibility to implement a capital campaign to raise funds for building projects.  
535  
536 Chair Denison asked if the Planning Commission could request a sequencing plan to be  
537 included.  
538  
539 Director Gonzalez said yes.  
540  
541 Ken Farfsing  
542 President of Alverno  
543 Mr. Farfsing stated that 4 phases were included with the Conditional Use Permit 12  
544 years ago and after that other projects were included in later phases. He also mentioned  
545 that it is up to the school board to prioritize projects and that funding is limited to parents  
546 or private donations.  
547  
548 Commissioner Spears asked if there is a deadline with temporary buildings.  
549  
550 Ken Farfsing  
551 President of Alverno  
552 Mr. Farfsing stated the temporary buildings are currently under lease.  
553  
554 Commissioner Spears expressed that there was a deadline for the temporary buildings.  
555  
556 Director Gonzalez clarified the deadline was to apply for a Master Plan amendment  
557 within 1 year from the date of approval of the temporary modular buildings.

558 Commissioner Hutt expressed concern that the location of the temporary classrooms will  
559 now delay the multipurpose room from being built.

560  
561 Ken Farfsing  
562 President of Alverno  
563 Mr. Farfsing explained that the school and the City had agreed on the placement of the  
564 temporary classrooms. He also explained that the multipurpose room has not been  
565 included within the first phase because it will be an expensive project.

566  
567 Commissioner Hutt asked if there is cost budgeting for the lower campus.

568  
569 Ken Farfsing  
570 President of Alverno  
571 Mr. Farfsing stated no and asked to look at section 6-b in regards to the phasing plan  
572 where projects are listed but not prioritized.

573  
574 Commissioner Hutt stated there is still an issue where the multipurpose room does not  
575 get built and that the room is necessary to alleviate noise levels impacting the neighbors.

576  
577 Chair Denison asked if the proposals have been done yet.

578  
579 Director Gonzalez stated nothing has been completed aside from landscaping.

580  
581 Chair Denison asked if any sport courts have been built yet.

582  
583 Director Gonzalez stated Alverno is currently utilizing the Michillinda parking lot for the  
584 Lower School sport court.

585  
586 Commissioner Hutt stated that building the sports courts could help mitigate sound.

587  
588 Chair Denison stated they are approximately the size of a tennis court.

589  
590 Ken Farfsing  
591 President of Alverno  
592 Mr. Farfsing clarified one is a basketball half-court and other is both a volleyball and  
593 basketball court. He also stated that with inflation the cost is around \$350,000 including  
594 site grading.

595  
596 Chair Denison asked how many basketball courts are used today.

597  
598 Ken Farfsing  
599 President of Alverno  
600 Mr. Farfsing stated one.

601  
602 Commissioner Spears asked if there is a basketball hoop in the parking lot at north end.

603  
604 Ken Farfsing  
605 President of Alverno  
606 Mr. Farfsing stated there are two hoops with one at the east and the other at the west.

607  
608 Chair Denison asked how long is this good for.

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City Attorney Giragosian stated Conditional Use Permits are indefinite.

Chair Denison asked how the Master Plan is being updated now if it is already established and indefinite.

City Attorney Giragosian stated the Master Plan and Conditional Use Permit is are indefinite.

Commissioner Spears clarified the elementary school was not in the Master Plan and needed to be added.

Commissioner Hutt stated a condition to have the multipurpose room built in a set time frame could not be enforced by shutting the school down.

Commissioner Spears stated the school changed in 2020 to become K-12 that led to the plans changing and brought on the temporary buildings.

Commissioner Pevsner stated it sounds like more logistics.

Commissioner Hutt stated the conditions of approval can be reviewed regarding noise mitigation for sports courts. He expressed uncertainty if anything can be done about the sequencing for multipurpose building.

Chair Denison asked if a condition should be added to mitigate sound for the sport courts.

Director Gonzalez said yes.

Commissioner Dallas asked if this would include the parking area at the north end.

Commissioner Spears stated that the two courts to be built at lower end can be rubberized as it is not practical to have kids in a parking area where cars potentially leak viscous fluids.

Commissioner Dallas asked if the parking area will continue to be used as a sports area

Commissioner Spears stated it could be until the multipurpose building is constructed.

Commissioner Dallas asked if language could be added to restrict use of the parking area for sports after multipurpose room has been built.

Commissioner Spears stated that the right multipurpose room will accommodate the number of students.

Commissioner Hutt asked the applicant if the upper parking area will still be used for sports when a sports area is built.

Ken Farfsing  
President of Alverno

659 Mr. Farfsing stated his understanding was that the two lower sports courts would be  
660 used by the school and would relieve some of the pressure with sport events held there.  
661

662 Commissioner Hutt asked if the area is still used for parking.  
663

664 Ken Farfsing

665 President of Alverno

666 Mr. Farfsing stated St. Rita's and Bethany have parking lots used for play areas.  
667

668 Chair Denison asked for an answer.  
669

670 Ken Farfsing

671 President of Alverno

672 Mr. Farfsing stated there will be some relief.  
673

674 Commissioner Hutt stated there are two options to permanently convert it to a  
675 playground area with a synthetic surface or keep it serving both uses with other noise  
676 mitigation.

677 Commissioner Spears expressed the two lower courts sound mitigation may be a  
678 priority.  
679

680 Commissioner Hutt asked for a phasing plan that accelerates the sports courts.  
681

682 Chair Denison stated the middle ground is sound mitigation first then the sports courts  
683 will be addressed for their sound mitigation when they are being built.  
684

685 Commissioner Dallas asked what activities involve whistles.  
686

687 Ken Farfsing

688 President of Alverno

689 Mr. Farfsing stated basketball and volleyball.  
690

691 Commissioner Dallas asked if it would stay in the north parking area with the basketball  
692 courts.  
693

694 Ken Farfsing

695 President of Alverno

696 Mr. Farfsing stated it will move down to the new sports courts when they are built.  
697

698 Commissioner Hutt stated it goes back to the issue of enforcement of performance  
699 standards vs design to forestall the potential issues.  
700

701 City Attorney Giragosian added that while the City is not enforcing a specific decibel  
702 level on other schools does not mean they cannot address it with upcoming and ongoing  
703 projects.  
704

705 Chair Denison asked if that is through the nature of it being a Conditional Use Permit.  
706

707 City Attorney Giragosian stated this cannot change at the whim of the commission.  
708

709 Commissioner Spears asked if it would be helpful to reference Pasadena and South  
710 Pasadena standards.  
711  
712 City Attorney Giragosian stated those do not include a sound dampening mechanism.  
713  
714 Chair Denison stated the Planning Commission is trying to reduce the impact.  
715  
716 Commissioner Dallas stated prioritizing the sports courts may help.  
717  
718 Commissioner Hutt stated the issue will still be prevalent.  
719  
720 Ken Farfsing  
721 President of Alverno  
722 Mr. Farfsing expressed concerns about the height and type of sound blanket to be used.  
723  
724 Chair Denison asked if there is a limit to how many students can be there.  
725  
726 City Attorney Giragosian stated there is a limit of 400 students in the conditions.  
727  
728 Chair Denison referenced schools near freeways have had to mitigate noise from the  
729 freeway and the same solution could be used to contain noise from the school.  
730  
731 Commissioner Spears suggested the Alverno sound engineer may also have a solution.  
732  
733 Commissioner Hutt asked if acceleration of the lower sports courts is feasible.  
734  
735 Chair Denison agreed if the applicant would like to continue at a date certain.  
736  
737 Ken Farfsing  
738 President of Alverno  
739 Mr. Farfsing deferred to staff.  
740  
741 Director Gonzalez suggested November 17, 2022.  
742  
743 Ken Farfsing  
744 President of Alverno  
745 Mr. Farfsing stated yes.  
746  
747 Commissioner Hutt moved to continue the meeting to November 17.  
748  
749 Commissioner Spears seconded.  
750  
751 Motion carried unanimously.  
752

753 **ORAL COMMUNICATION**

754  
755 **Planning Commission**

756  
757 Gonzalez stated staff has no reports. Staff is requesting the Commission to Cancel the October  
758 20, 2022 Planning Commission meeting due to a lack of agenda items.  
759

760 Chair Denison asked if an update on the Mills Act can be included in the agenda to focus on the  
761 number of houses added 10-12 months ago.

762  
763 Director Gonzalez stated that a receive and file report regarding the Mills Act Contract process  
764 can be added to a future agenda.

765  
766 **Staff**

767  
768 Chair Denison adjourned the meeting at 10:28pm to November 3, 2022.

769  
770

771  
772



773 Secretary to the Planning Commission

774 Vincent Gonzalez, Director of Planning & Community Preservation