

Alverno Heights Academy
Master Plan Update 2021
Conditional Use Permit

200 N. Michillinda Avenue
Sierra Madre, CA 91024

July 2021





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Alverno Heights Academy Master Plan

2021 Update

July 2021

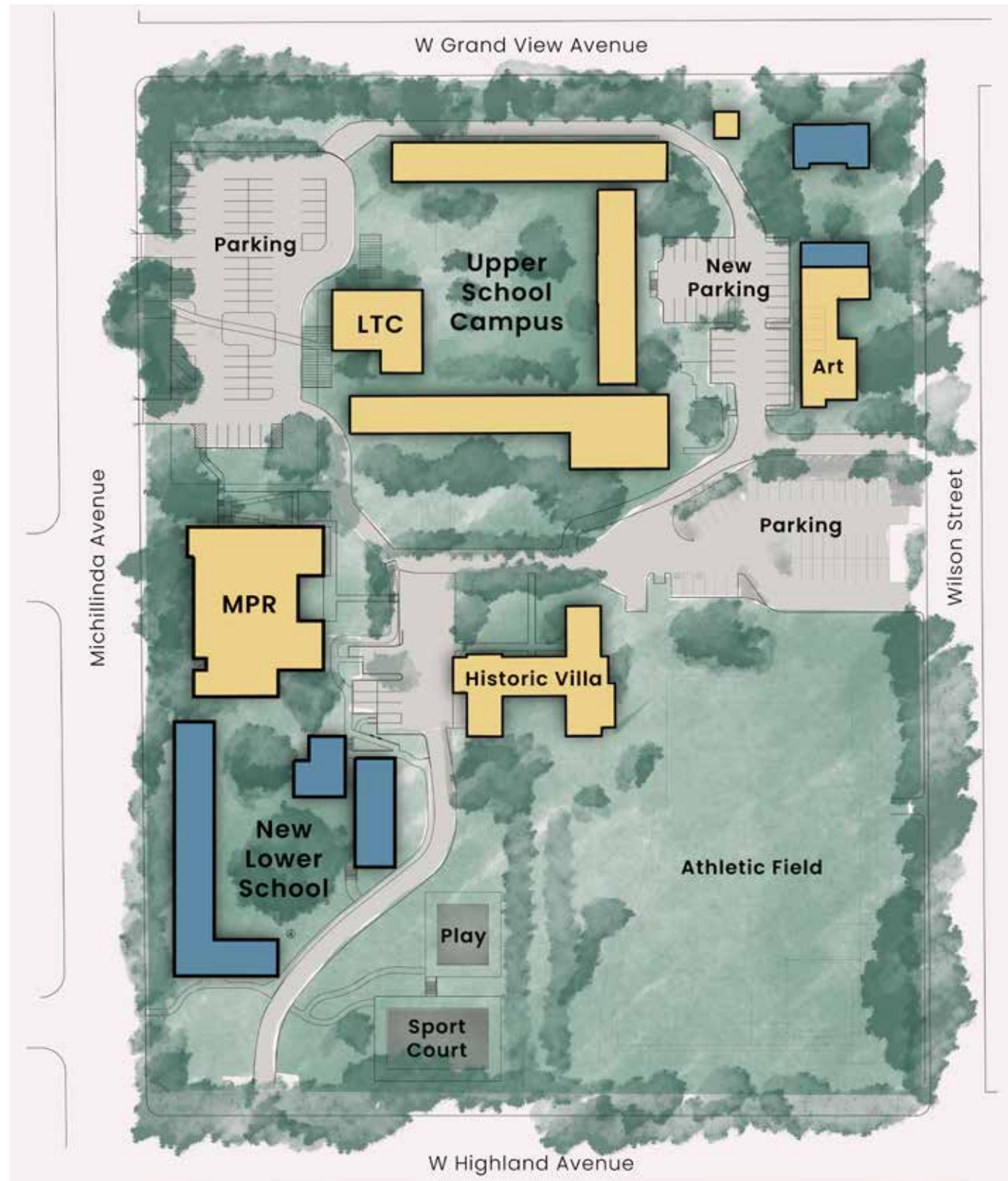
Introduction

This application by Alverno Heights Academy (“Alverno”) is a request to amend the 2011 conditional use permit and master plan approved by the Planning Commission on July 7, 2011. The proposed amendment will guide the school in the construction of new classrooms and facilities designed for the Lower School (TK-8th Grades). In addition, the amendment would allow the conversion of the existing caretaker’s house to a flexible classroom, new art classroom addition to the visual & performing arts building, the adaptive reuse of the Villa del Sol D’Oro (“Villa”) and the construction of a centralized faculty parking area.

Alverno Heights Academy is a private Catholic TK-12th school, located on the western border of the City of Sierra Madre. The school is governed by a Board of Trustees comprised of members of the Immaculate Heart of Mary community and lay members. The school’s present enrollment is 351 students, within the 400- student maximum enrollment permitted under the 2011 Master Plan (P.C Resolution No. 11-10). The school has a total of 52 faculty and staff members. The existing school facilities consist of classrooms, offices, chapel, learning technology center, cafeteria, athletic fields for softball, soccer, and track and field, visual and performing arts building, parking areas, drive-lanes, a caretaker’s home, six modular classrooms (in three buildings) and the historic Barlow Estate, known as The Villa.

The Planning Commission originally approved the school in April of 1959 with an enrollment not to exceed 500 students (Resolution 85-89). The City Council adopted Resolution 1642 in June of 1959 approving the school’s master plan and conditional use permit. The City Council later approved Resolution 2000 in February of 1964 for the construction of the Wilson Street parking lot. The campus remained relatively unchanged for five decades when Alverno approached the city with an amendment to the master plan, based on the school’s strategic needs.

The Planning Commission approved a master plan amendment in 2011, adopting Resolution 11-10. The amendment lowered the total enrollment to 400 students. The approval allowed the school to add view fencing and a landscape buffer on Michillinda Avenue, landscaping and pathway on Grandview Avenue, a new athletic field and smaller parking lot on Wilson Street, that replaced a smaller softball field and larger parking lot on Wilson Street, internal campus landscaping improvements, an amphitheater, and a multi-purpose building (gymnasium). The multi-purpose building was approved for 12,680 square feet of floor area and with a maximum height of 33 feet. Three of the four phases of the 2011 master plan were completed. The multi-purpose building has not yet been constructed and remains as a phase in the 2021 Master Plan Update.



As a result of the continued strategic planning for the school, the Board of Trustees decided to offer a TK-8th grade coed school education (Lower School), while continuing the existing all girl's high school (Upper School). The city permitted the TK-8th grade expansion on April 14, 2020, and the construction of temporary classrooms, with the requirement that the school amend the master plan by May of 2021. The city provided the school with a list of development conditions for the temporary classrooms on May 13, 2020. The school proceeded to file construction plans, obtain permits, and to complete the modular classrooms prior to the start of the academic year in September of 2020.

As part of the Lower School approval process the city determined that Alverno was regulated under Government Code Section 65008, subdivision (a)(1) (A) and that it was unlawful for the City to deny "to any individual or group of individuals the enjoyment of residence, landownership, tenancy, or any other land use in the state" due to age or gender. Essentially, any land use action subject to the Government Code, including the issuance of a Master Plan, cannot consider the gender or age in the land use decision process. The religious use of the campus is further protected under the U.S. Civil Rights Act, specifically the Religious Land Use and Institutionalized Persons Act of 2000.

The school requested and received a hardship extension in which to file the 2021 Master Plan amendment on May

13, 2021. Both the school and the city were impacted by the Covid-19 pandemic. Governor Newsom ordered a state-wide lockdown on March 13, 2020, including closing public and private schools to in person instruction. Alverno was required to pivot to remote learning on March 16th. The school brought back the TK-2nd grades on November 16th for a total of 67 students upon the granting of a waiver from the Los Angeles County Department of Public Health. From December 16, 2020, to January 29, 2021, no students were allowed on campus due to the surge in Covid-19 cases statewide and particularly in Los Angeles County. After the holiday surge passed, the Los Angeles County Department of Public Health permitted the TK-2nd grades to return to campus on February 1, 2021. The 3rd through 6th grades returned to campus on March 17, 2021. On March 22nd the 7th and 8th grades returned to campus. The school was on Easter Break from March 31st to April 1st. The 9th and 12th grades returned to campus on April 12, 2021.

Covid-19 impacted the processing of the special studies needed for the master plan, including the noise study. The noise consultant recommended that the most accurate way to determine the school's noise impacts was to wait until Alverno returned to more normal enrollment and background conditions began to normalize. This condition did not occur until Mid-April as the health orders began to be lifted. The monitoring for the noise study was conducted in May of 2021.



The Need for the Master Plan Amendment

The need for the master plan amendment is driven by several factors, including changing demographics, financial strains on families, the growth of charter schools and other trends. Catholic schools have been steadily losing enrollment over the past decade, with parish elementary and high schools closing in the San Gabriel Valley. Nationwide Catholic school enrollment dropped 8.1% this last year, more than 110,000 students, the largest single decline in 50 years. In Los Angeles County the impact has been greatest on schools serving low-income families. The Los Angeles Archdiocese reported an unprecedented decline in 7,195 students this last year, nearly a 10% decline. The Archdiocese is considering consolidating elementary, middle, and high schools along the lines of the Alverno model.¹

Despite these trends, our parents appreciate the quality of a Catholic education and in particular the quality of Alverno's educational, social, and athletic programs. Parents of younger children value the opportunities for their children to be exposed to a college preparatory high school environment. Synergies have developed between the Lower and Upper School, where students are exposed to classes and subjects that cannot be offered at a traditional elementary school or high school. For example, many Upper School students have volunteered to mentor and help instruct the Lower School students. The Upper School Art, Dance and Music programs are being offered at the Lower School. Enrollment in the Lower School has been robust and a waiting lists exists.

If the Master Plan Amendment is approved, Alverno would:

- Replace the temporary classrooms with a permanent Lower School campus of approximately 25,000 square feet of classrooms and administration space.
- Construct a centralized faculty parking lot between the existing Upper School campus and the Arts Building, by demolishing the existing business office and faculty lounge.
- Provide code compliant parking for all phases of the Master Plan.

- Adaptively reuse the historic Villa for the School's offices, chapel, faculty lounge, and for student activities.
- Convert the existing 2,080 square foot caretaker's home to flexible classroom space.
- Add a Lower School art classroom of 1,200 square feet north of the existing visual & performing arts building.
- Return the existing 400 square foot chapel to its former use as a storage building.
- Construct a sports court and play area on the Lower School campus
- The Lower School drop-off/pick-up area would continue enter through Michillinda Avenue, relying on the internal Villa roadway, and exit on Highland Avenue. The Upper School would continue the use the Wilson Street access.
- Enhance the cultural, educational, recreational, and social environment of the Sierra Madre community.

As memorialized in the 2011 Master Plan, the school is committed to preserving the Villa, an architectural treasure and community asset. The Lower School campus is designed to preserve as a main focal point the specimen Moreton Bay Fig tree, proposing a central courtyard around the tree. The new improvements have been designed to reduce the impacts from the school to the surrounding community. The enrollment limit would remain at 400 students. These Master Plan improvements are necessary for student enrichment and for the school to attract and retain students.

Alverno Heights Academy has always considered itself a valuable member of the Sierra Madre Community. As such, an agreement exists between the city and the school for the public use of the school's facilities. The school has provided facilities to the city and to city organizations. The school also participates in and sponsors community events.

The Master Plan Amendment continues to allow the proposed multi-purpose building to be used by the city and community organizations, increasing the recreational and social opportunities in Sierra Madre. The city also has access to the existing softball/soccer field.

¹ Carol Zimmerman, Catholic News Service, "Catholic school enrollment is at its lowest in 50 years, new report says," February 08, 2021; Andrew J. Campa, Los Angeles Times, A wing and a prayer, Financial crisis has Catholic schools struggling to serve low-income student," January 3, 2021.

Guiding Principles for the Master Plan Amendment

1. Implement the vision for Alverno Heights Academy – providing a superior learning experience and facilities for young women in the Upper School and for the students of the co-ed TK-8th Grade Lower School.
2. Design facilities for a college preparation experience for the Upper School students.
3. Preserve the historic nature of the Villa del Sol D'Oro, including the historic gates on the school's perimeters.
4. Enhance the adaptive reuse of the historic Villa, including reopening the chapel, for general administrative offices, and activity center for the school and other compatible uses.
5. Site the buildings and structures on the campus sensitive to neighbors' concerns regarding mitigating noise, ingress and egress and night-time lighting impacts.
6. Enhance the open space feel of the campus by preserving and improving the campus's open spaces.
7. Design the campus to be sensitive to the City's protected trees where feasible. Make full use of the Moreton Bay Fig Tree in the life of the Lower School campus.
8. Design educational buildings that provide flexibility to meet future educational needs.
9. Recognize financial responsibility in the development of new planning and architecture which considers initial costs and life cycle costs.



Natural Environment



Master Plan Update



Historic Elements

Project Design Principles

1. **Natural Environment**
Protect, celebrate, and integrate the existing natural environment of the campus including topography, vegetation, and the large Moreton Bay Fig.
2. **Master Plan Update**
Minimize intervention to the approved 2011 Master Plan including circulation patterns, fire access, neighborhood protection.
3. **Historic Elements**
Preserve and celebrate the historic elements of the campus including the Villa del Sol D'Oro, the curved Villa road, and the historic entry gates.
4. **Financial Responsibility**
Recognize Financial Responsibility for both initial and life cycle costs.

The School

Alverno Heights Academy is an innovative and challenging TK-12 school, set in the foothills of the San Gabriel Mountains. The property was purchased from the Barlow family by the Sisters of Saint Francis in 1942, who planned to use the estate as a convent and novitiate for the growing order. The Villa served as the provincial center, where the Sisters served immigrant families in the San Gabriel Valley, providing health care, education, and childcare. Recognizing the need for more opportunities for young women, the Sisters of Saint Francis began construction of the all-girls high school in 1959, with the first class of seniors graduating in 1964.

During the 1970's the Sisters of Saint Francis sought another religious order to become the legal sponsors of the school. The property was sold to the Immaculate Heart Community, previously known as the Sisters of the Immaculate Heart. The order was formed after the teachings of the Second Vatican Council and is made up of dedicated men and women with the mission to create a community to work for the marginalized, for social and economic justice and peace, for the integrity of creation. Both the Upper and Lower Schools celebrate their Catholic traditions including Blessing of the Animals, religious retreats, weekly prayer services, monthly Masses, prayers at the beginning of the school day, an Agape Service, Stations of the Cross, the Ash Wednesday ceremony, Mary's Day, and other religious activities.

The Upper School offers rigorous college-prep academics with advanced placement and honors courses in numerous subject areas. The Upper School graduates routinely matriculate to the top universities and colleges in the nation. Alverno's unique student government program gives the Upper School girls powerful leadership roles in the school. During its first year in existence, the Lower School has become known for its academic excellence and dedicated faculty. Over 130 founding families joined together from 32 schools, both public and private, founding the new TK-8th Grade Lower School, during a difficult and uncertain time of the Covid-19 pandemic.

The Upper School has a long tradition of serving Sierra Madre and the surrounding communities. The school instituted a community service program in 1997, where the students have dedicated thousands of hours of time

to community causes and events. These include Bake-A-Change, sponsoring retreats for surrounding schools and parishes. The Lower School has instituted similar community service programs, including Humanity Week, a food and clothing drive for the Foothill Family Clinic, the Union Rescue Mission, and the Saint Francis Center. The Lower School has supported Vroman's Book Store, through the Book or Treat program.

Services to the community include sponsoring the local scouting troops and the yearly fundraising event for the Sierra Madre Friends of the Library. The campus serves as the home to the Sierra Madre Dance Company. The school has supported the Sierra Madre youth softball team program for decades. The Lower School organized a successful Santa's Villa this past holiday season, which was open to the neighborhood. The school hosts a



The Lower School campus is designed to preserve as a main focal point the specimen Moreton Bay Fig tree

Halloween Event for the community, which serves as a safe space for children and families.

The school's new athletic facilities, which were completed in 2019, are open and available to the neighborhood. It is not unusual to find neighbors using these facilities, playing games on the field, or walking their dogs and exercising. The field was especially busy as a safe outdoor space during the Covid-19 pandemic.

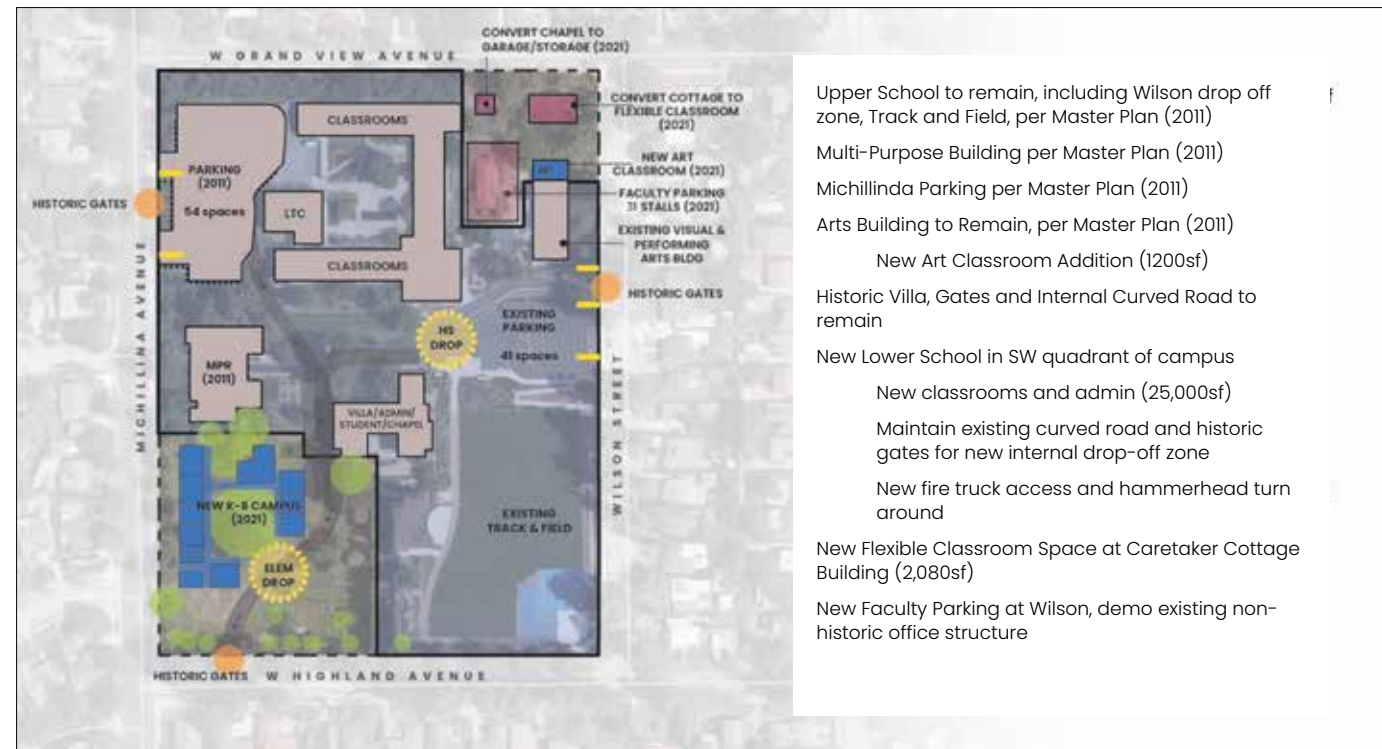
Alverno girls are routinely chosen to represent Sierra Madre at the Rotary Youth Leadership Association and on the city's Rose Parade float. The students also present their AP Art project at the Creative Arts Center and volunteer to paint local merchant's windows for the Halloween decorating contest. Both the Lower and Upper School participate in the Fourth of July parade.

Location

Alverno Heights Academy is located on a large 12.10-acre site on the western boundary of the City of Sierra Madre. The school is bounded on the west by Michillinda Avenue, the south by West Highland Avenue, on the east by Wilson Street, and on the north by Grandview Avenue. The City of Pasadena is immediately west of the school. Sierra Madre Boulevard is located one-quarter mile south of the site. The site is primarily surrounded by low-density residential homes and a multi-family development located southwest of the campus in Pasadena.

General Plan and Zoning

The general plan and zoning designations for the site are Institutional; a designation that permits private schools with the approval of a conditional use permit and master plan pursuant to Sections 17.38.070.A.14 and 17.38.050.C.1.a of the Sierra Madre Municipal Code.



Proposed Master Plan Update - Areas to be Amended in the Updated Master Plan -2021, (see Appendix for enlarged exhibit, page 31)

Present Development – Existing Campus Site Plan

The existing school consists of three classroom buildings, a learning technology center (the former library), administrative offices, cafeteria, faculty lounge, chapel, caretaker's house, art studio, storage, the athletic field, amphitheater, and historic Villa. During the summer of 2020, the school was permitted to locate three modular classroom buildings adjacent to the Prayer Garden. Each building contains two classrooms, located in the footprint of the approved Multi-Purpose Building. Structures on the property cover 55,846 square feet, approximately 11% of the site (See Existing Campus Site Plan, page 30).

Land Use – 2021 Master Plan Update

The school retained GGA + Architects and RKA Civil Engineers to assist in the development of the Master Plan for the Lower School. Both firms assisted in developing the 2011 Master Plan and have years of project experience on the campus, including the development of the modular classrooms. The Exhibit – Proposed Master Plan Update (page 31) – illustrates in gray the areas of the 2011 Master Plan that will not be affected by the 2021 Update. The areas affected by the 2021 update are generally in the northeast corner of the campus and the southwest corner of the campus. At master plan build out the coverage of campus structures on the site would be 18%, with 57% of the campus devoted to open space. Parking areas would comprise 16% of the campus and walkways/paths would comprise 9% of the campus areas (See Updated Master Plan Exhibit, page 32).

Northeast Campus Area

There are four projects anticipated in the northeast campus area. The school is proposing to convert the existing chapel (400 square feet in floor area) to its former use for storage. The existing caretaker's home of 2,080 square feet of floor area would be converted to flexible classroom space. The school would be preserving the exterior of the home to blend with the adjacent low density residential neighborhood. It is anticipated that the existing floor plan would be modified for flexible use classrooms, a restroom, faculty offices and storage areas.

A new Lower School art room of 1,200 square feet in floor area would be constructed on the northside of the existing Visual & Performing Arts Building. This building houses the Upper School art classroom and storage. The former garage portion of the building will be adaptively reused for the performing arts as envisioned in the 2011 Master Plan.

The 2021 Master Plan Update anticipates that the existing offices and faculty lounge would be demolished, and a centralized faculty parking lot would be constructed. The 31-stall parking lot will consolidate faculty parking currently located in a variety of areas in the northeast portion of the campus. The business office and faculty lounge would be relocated to the Villa. The Villa's entry gates on Wilson Street would be preserved. The Upper School drop-off area would be located adjacent to the cafeteria in the Wilson Street parking area.

Southwest Campus Area

The Lower School is proposed for the southwest portion of the campus. This area currently does not contain any structures. There are protected Coast Live Oak trees in this area, along with a specimen Moreton Bay Fig tree. The Lower School site plan is designed to protect the small grove of oak trees located between the proposed multi-purpose building and the future Lower School campus. There are smaller oak trees along the Michillinda Avenue and Highland Avenue frontages which would be preserved or relocated (See Enlarged Site Plan, Lower Campus, page 33).

The Lower School would consist of 25,300 square feet of classrooms and administrative offices. The project would include one classroom for TK-8th grades, with the specialized classrooms for science, music, and technology/robotics/makerspace. There would be one classroom for math, which would double as an afterschool care room. The floor plan also includes restrooms, physical education changing room and storage areas (See Exhibit: Lower School Facility Space Program, pages 26-27).

The Lower School's site plan preserves the Villa's entry gates on Highland Avenue and the Villa's main road. The Villa road was converted to a one-way road with the approval of the modular classrooms in June of 2020. The road will continue to serve as the Lower School drop-off and pick-up area. Vehicles would continue to enter the

campus from Michillinda Avenue, travel south on the Villa road, and exit through the Highland Avenue gate. The site plan, building elevations and grading plan have been designed to preserve the maximum extent possible the public vistas into the campus to the Villa.

The Administration Building and classrooms immediately adjacent to the Villa will be single-story in height and setback one-hundred feet from the Villa. The main Lower School campus floor plan is shaped like the letter ‘L’, with portions of the building two stories in height (33 feet) and the southern portion of the building three story in height (39 feet). The city’s municipal code recognizes that modifications to the development standards for the Institutional Zone may be accomplished in an approved master plan. The findings and facts for the requested height modification are discussed further in this document. (See Exhibit Campus 3-d Massing Study, page 35)

Concept Landscaping Plan

The concept landscape plan draws its inspiration from the existing campus use of native and drought tolerant trees, shrubs and ground cover approved in the 2011 Master Plan. The concept landscape plan continues the historic use of olive trees (*Olea Europaea*) along Grandview Avenue, extending them to the Michillinda perimeter, complimented with native oak trees. The Lower School site plan preserves the Moreton Bay Fig Tree as the main focal point and quad area. Jacaranda and Crepe Myrtle trees were added as flowering accent trees. Drought tolerant shrubs such as lavender and dwarf bottle brush are mixed in with drought tolerant groundcovers like Tufted Hair Grass and Ceanothus. (See Exhibit – Concept Landscaping Plan and Landscape Elements – Mediterranean and Native Palette, pages 48-52)

The school has implemented a drought tolerant irrigation plan by replacing the aging sprinkler systems with drip-irrigation where possible. The athletic field was designed to capture and infiltrate rainwater, which has resulted in the turf areas not requiring the use of domestic water for a major portion of the year. The school will continue the use of drought tolerant and native plants, along with drip irrigation for the landscaping plan for the Lower School campus. Details landscaping and irrigation plans would be required with each new building phase.

Stormwater Protection and Concept Grading

Stormwater Controls

Sierra Madre drains into the Los Angeles River watershed and is subject to a series of regional water quality requirements, including the National Pollution Discharge Elimination System (NPDES) permit and Low Impact Development Standards (LID). The 2011 Master Plan implemented a major stormwater capture project under the Wilson Street parking lot and on the athletic field. This system was constructed in 2019 and captures runoff from approximately half of the campus. The school installed a second LID system with the modular classrooms in 2020, that captures and infiltrates runoff from this area of the campus. The Lower School campus will require additional LID measures, which are planned in the southwest area of the campus. The school has sufficient open space to accommodate the new LID devices.

Concept Grading

The Southwest portion of the campus has an elevation change of twenty-three feet from the corner of Michillinda Avenue and Highland Avenue (962 elevation) to the area north of the proposed Lower School buildings (985 elevation). The grading plan for the classroom buildings takes advantage of the existing contours by locating the first-floor classrooms in the southwest corner at the 970 elevation while the main classrooms and administration office would be constructed at the 980 to 982 elevation. The concept grading has been designed to minimize the grading adjacent to the Moreton Bay Fig Tree and the oak trees located north and west of the administration office.

The grading plan takes into consideration the American With Disabilities Act (ADA) requirements for accessible walkways and vehicle parking areas, which resulted in flattening certain areas of the site plan. The faculty parking lot in the Northeast portion of the campus would result in 1,250 cubic yards of cut and no fill, resulting in an excess of 1,250 cubic yards of soil. The concept grading plan for the parking area was impacted by ADA requirements. The Lower Campus would result in 1,130 cubic yards of cut and 650 yards of fill, with a need for 480 cubic yards of soil. The sports court and playground would result in 100 cubic yards of cut and 550 cubic yards of fill, resulting in an excess of 480 cubic yards of soil. The grading would

most likely be implemented in phases dependent upon the school’s educational programming needs and the capital campaign. The school will explore every option to store excess earth on campus for reuse in the project. (See Exhibit: Concept Grading and Paving Plans, see 11x17 Section)

Access to Utilities and Streets

The school is served by fully developed streets and sidewalks. No additional right-of-way dedications or improvements are required. Sidewalks exist on Michillinda Avenue, Highland Avenue and Wilson Street. As a condition of the 2011 Master Plan, the school was required to install a pathway and landscaping on Grandview Avenue. The Lower Campus would be served by the city’s water department through the six-inch line on Michillinda Avenue. The school installed a new fire hydrant on Michillinda Avenue in July of 2020, with the modular classroom project. The school anticipates installing an additional on-site fire hydrant for the Lower School campus. The new structures will be protected by fire sprinkler and fire alarm systems and meet other city fire department requirements. The Lower campus is served by an 8-inch sewer line in Highland Avenue. Electrical service is provided by Southern California Edison, with gas service provided by Southern California Gas Company.

Parking and Traffic Circulation

Parking Analysis

A parking analysis has been prepared of the current and future parking needs. Alverno currently has 110 on-site parking stalls, located in two main parking areas, and adjacent to the Business Office/Faculty Lounge. The Michillinda parking lot contains 47 parking stalls; the Wilson parking lot contains 41 stalls; and the faculty/staff parking areas contain 24 stalls in various locations. The school has a total of three American with Disability Act (ADA) parking stalls. In addition to these stalls, an ADA drop-off area was constructed last summer with the modular classroom project.

Current Parking Inventory

Parking Area Location	Total Parking Stalls
Michillinda Parking Lot	47 stalls (1 ADA)
Wilson Parking Lot	41 stalls (2 ADA)
ADA Drop-Off	1 drop-off area
Faculty Parking	24 stalls
Grandview Parking	2 stalls
Total Current Parking Stalls	114 stalls

Section 17.68.020 D.7 of the SMMC specifies the parking requirements for elementary, junior, and high schools. The City’s parking code requires that elementary and junior high schools provide 1.5 parking stalls per classroom, and one parking stall per two employees and faculty. High schools must provide one parking stall per every five students, and one parking stall per two employees/faculty.²

TK-12th Grade Code Required Parking

Lower School TK-8th Grades	10 classrooms = 15 parking stalls
Upper School 9th -12th Grades 200 students	One parking stall for every five students = 40 parking stalls

Faculty and Staff Code Required Parking

Lower School	21 faculty and staff
Upper School	31 faculty and staff
Total Faculty and staff (52)	26 parking stalls

Total Code Required Parking (TK-12th Grade, staff)	81 parking stalls
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² The parking analysis was prepared relying on 200 high school and 200 lower school students. This is the worse case scenario for parking, since the code required parking is less for lower schools as compared to high schools.

Parking Calculation

Parking Provided	114 parking stalls
Code Required	81 parking stalls
Parking stall surplus	33 parking stalls

Future Parking Demand

The campus will continue to provide a surplus of parking spaces until the multi-purpose building is constructed. This was the case with the 2011 Master Plan, which required that an additional 52 parking stalls be provided with the construction of the multi-purpose building. The parking code requires 133 parking stalls at build out of the campus (81 stalls for the students, faculty/staff, and 52 stalls for the multipurpose building).

At Master Plan build-out the school will provide 133 on-site parking stalls in five parking areas:

Michillinda Lot	54 stalls
Wilson Lot	41 stalls
Grandview	2 stalls
Faculty Parking Lot	31 stalls
Lower School Parking	7 stalls
Total	133 stalls

Event Scheduling

The Planning Commission adopted a series of conditions in Resolution 11-10 to address any potential parking, traffic, and noise issues. Condition #4 requires that the school assign a parking attendant(s) to assist parking vehicles in the Alverno campus for special events and anticipated “at capacity” events in the multi-purpose building. Condition #6 prohibits the rental of the athletic field to groups not affiliated with Alverno, such as AYSO and adult leagues.

Condition #13 prohibits the use of the multi-purpose building for non-school events, except for city events. Condition #15 deals with concurrent events as follows:

“any concurrent events that involve outside sports teams or league playoffs at the soccer/softball field and multi-purpose building shall be scheduled with a minimum of one hour time to provide for sufficient on-campus parking and to mitigate traffic concerns. No more than two of the events shall be schedule on any-one day.” These conditions would continue to be in effect with the 2021 Master Plan Update.

Parking Area Phasing

The proposed Master Plan Update includes six phases, with each phase meeting the City’s parking requirements. Condition # 10 of the 2011 Master Plan required that the school complete a parking analysis with each proposed phase to ensure that the code required parking is provided. This parking analysis provision would remain in the 2021 Master Plan Update.

Phase	Parking Required
Conversion of Chapel to Storage Building/ Relocation of Chapel to the Villa	No new parking required (Surplus of 33 stalls)
Conversion of Caretaker Residence	No new parking required (Surplus of 33 stalls)
Demolition of Business Office/Relocation to Villa	No new parking required (Surplus of 33 stalls)
Construction of Faculty Parking Lot	The existing faculty parking of 24 stalls is to be replaced with centralized parking lot with 31 centralized stalls (Surplus of 41)
Construction of Lower School Campus	7 parking stalls (Surplus of 49)
Michillinda Parking Lot Project Construction of the Lower School Campus	54 parking spaces (Surplus of 56)
Multi-Purpose Building Overflow Parking/ Per Approved 2011 Master Plan	52 parking stalls

Circulation Concept and Traffic Circulation Analysis

The circulation concept relies on minimizing the impacts on the local streets by dispersing traffic through three of the school’s existing driveways and making use the major arterial street of Michillinda Avenue for serving Lower School. Michillinda has a 70-foot right-of-way and has a curb-to-curb width of 48-feet. The circulation concept recognizes the fact that it requires additional time to drop-off and pick-up elementary students than for high school students. There will be an increased number of Lower School vehicles as compared to the number of the Upper School vehicles. The need for additional time for drop-off and pick-up of students is especially longer in the case of younger children who are required to be restrained in child safety seats by the California Vehicle Code. Parents typically help the student out of their car seats. Also Lower School parents often bring tricycles and bicycles for their children to ride on campus during the day, which require additional time to unload and load.

The circulation concept relies on the Lower School parents entering on Michillinda Avenue and exiting the campus via the internal Villa road through the Highland Avenue exit. Highland Avenue has 60-foot right-of-way and is developed at 38-feet curb to curb. The city required that directional signs be installed at the Highland Avenue gate as part of the modular classroom project. The signs instruct parents to turn right onto Highland Avenue to reduce the east bound traffic on the street. The drop-off and pick-up area for the Lower School would use the full length of the internal Villa drive lane, so that vehicles are not lined up on Michillinda Avenue. As part of the modular classroom project, the city required that the school install a “no parking” area on Michillinda Avenue south of the school’s entry.

The internal Villa road provides significant vehicle queuing length (the number of vehicles in a horizontal line). There is over 300 feet of queuing to the Lower School from the Michillinda Avenue gate. The Lower School would have a dedicated 180-foot-long drop-off and pick-up area immediately adjacent to the new classrooms, with a sidewalk installed on the west side of the Villa road to facilitate drop-off and pick-up of students.

Faculty and staff would be stationed to facilitate the drop-off and pick-up of students, as well as to monitor vehicles entering and exiting the campus. The area would be served by internal walkways facilitating direct access by the students to their classrooms. The circulation plan utilizes the Wilson Street parking area adjacent to the cafeteria as the drop-off and pick-up zone for the Upper School.

Wilson Street has a 60-foot right-of-way and is developed at 38 feet curb-to-curb. There are three driveways on Wilson Street. One entry is through the Villa gate. The Wilson Street parking lot is served by one entry and one exit driveway. This parking lot is used for the drop-off and pick-up of the Upper School students. There is one driveway on Grandview Street, which has a 50-foot right-of-way and is developed at 34-feet from curb-to-curb. There is a ten-foot Metropolitan Water District easement on the southside of Grandview where the school developed a decomposed granite pathway with landscaping as required in the 2011 Master Plan. There is a driveway on Grandview Avenue that was installed to the former garage for the care taker’s home.

Planning Center Traffic Analysis

The traffic analysis prepared by the Planning Center for the 2011 Master Plan indicated less than significant impacts from the 400-student enrollment. The total daily increase in traffic from pre-project levels in Michillinda Avenue was 4.3%. The traffic analysis recommended adding an additional driveway on Michillinda Avenue for use during peak arrival and departure times. The report also recommended striping the westbound approach of the intersection of Michillinda and Highland Avenue to provide for a right-turn-only lane. This recommendation was subsequently found unnecessary by the city.³ The traffic analysis concluded that the Master Plan did not impact the signalized intersection of Michillinda Avenue and Sierra Madre Boulevard.

The 2011 traffic report also reviewed the traffic impacts on seven local intersections serving the school (see Table 24, Project Impacts on Intersection Levels of Service, AM Peak Hour).⁴

³ Planning Center, *Mitigated Negative Declaration and Initial Study, March 2011, Page 115-116.*

⁴ Planning Center, *MND, 2011, Page 110*

The report analyzed LOS (level of service) with and without the project. The report documented the following LOS for the seven intersections serving the campus:

Intersection	2011 LOS	2020 LOS (No Project)	2020 LOS (With Project)
Michillinda/ Grandview	B	B	B
Michillinda/ School Driveway	B	C	C
Michillinda/ Highland	C	C	C
Wilson/ Grandview	A	A	A
Wilson/ School Driveway	A	A	A
Wilson/ Highland	A	A	A
Michillinda/ Sierra Madre Blvd	B	B	B

school students and 200 elementary students. The daily trips attributed to the school were estimated at 727 total trips per day, a decrease from the 830 trips per day estimated in the 2011 traffic study. The Upper School is estimated to generate 469 daily trips, while the Lower School is estimated to generate 258 daily trips. (See Tables 1 & 2)

The Upper School would generate 86 total vehicles during the morning peak hour and 58 vehicles during the afternoon peak hour. The Lower School would generate 90 vehicles during the morning peak hour and 56 vehicles during the afternoon peak hour. The morning peaks were from 7:00 a.m. to 8:00 a.m. Monday through Friday. The afternoon peaks were from 3:00 p.m. to 4:00 p.m. Monday through Thursday, with the Friday peak from 1:30 p.m. to 2:45 p.m.

The trip distribution patterns for the proposed Lower School were forecast based on reviews of existing traffic volume data, surrounding land uses, and the local and regional roadway facilities in the project vicinity. The study examined the Upper School relying on the Wilson Street access, while the Lower School traffic entered from the Michillinda driveway and exited from the Highland Avenue gate. To assess the existing traffic conditions, the 2010 traffic volumes were combined with an ambient growth factor of 0.5% per year over a ten-year period. The 0.5% growth factor was used since the adjacent area is substantially built out. Only the morning peak hour was addressed in the intersection analysis because the school would not typically impact the late afternoon commuter peak period which occurs generally from 5:00 p.m. to 6:00 p.m. The total volumes of existing conditions plus the proposed school expansion were determined by adding the traffic that would be generated by the expanded school to the existing traffic volume.

The study reviewed the intersections of Michillinda Avenue and Highland Avenue, Michillinda Avenue and Grandview Avenue, the school's entry on Michillinda Avenue, the intersection of Grandview Avenue and Wilson Street, the intersection of Wilson Street and Highland Avenue and the school's entry on Wilson Street. The result of the traffic modeling determined that the

expanded school would result in no significant impacts at these intersections. The westbound approach at the intersection of Highland Avenue and Michillinda Avenue remains at LOS C with the traffic from the proposed Lower Campus.

The traffic engineer examined the queuing length on the westbound approach of Highland Avenue and Michillinda Avenue. The report indicated that the morning queuing length was 88 feet. The engineer also examined the level of service (LOS) impacts to this intersection. The existing condition was LOS C, with a 22.6 second delay for vehicles westbound on Highland Avenue, turning onto Michillinda. The intersection would remain at LOS C with the addition of the Lower School vehicles, resulting in a slight increase in the +delay time to 24.8 seconds at this intersection (+2.2 seconds per vehicle). The report concluded that there were no significant traffic impacts at the study intersections.

The city evaluated the onsite vehicular circulation plan provided by Alverno prior to issuing the modular classroom permit. The city staff determine that there was adequate campus vehicular queuing space to prevent vehicles reaching Michillinda Avenue. For the 2020 traffic study the student drop-off and pick-up area was adjacent to the modular classrooms. The proposed master plan amendment moves the drop-off and pick-up area further south on the Villa road, resulting in additional queuing distance for vehicles from the Michillinda Avenue gate.

Tree Protection Plan

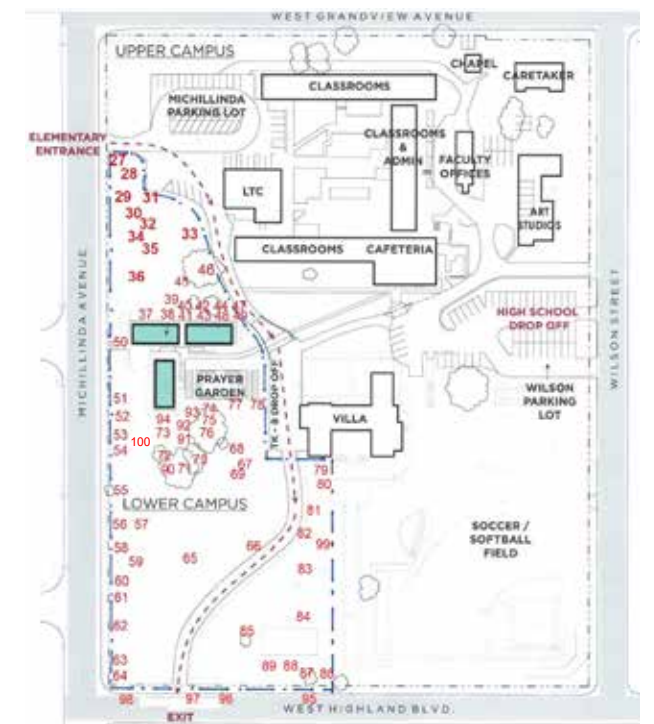
Tree preservation and protection is governed under Chapter 12.20 of the SMMC. Native oak trees and ornamental trees significantly enhance the community's aesthetics, improve property values, improve air quality, reduce summer cooling costs, and improve the health and welfare of the community. The City code establishes legacy tree requirements, as such no legacy trees exist on the campus. Alverno embraces these tree protection goals, as the campus has one of the largest collections of private trees in the community.

Section 12.20.020 – Definitions of the SMMC - states that protected species to be included in the tree survey are Quercus agrifolia, coast live oak; Quercus engelmannii,

mesa oak; Juglans californica, Southern California black walnut; and Platanus racemose, western sycamore. Only protected trees over four inches in trunk diameter at four feet above natural grade were required to be included in the survey. There are no mesa oak, black walnut, or western sycamores on the campus. Prior to beginning the site design for the master plan update, the school retained Arborgate Consultants to prepare a tree survey and a tree preservation report. Arborgate Consultants also completed the tree survey for the 2011 Master Plan. No protected trees will be removed for the projects in the northeast area of the campus – the art room addition and the faculty parking area.

Southwest Campus Area

One hundred trees were surveyed (<4" DBH in the tree report) on the west side of the campus (see Tree Survey Exhibit). Approximately 47 trees are within the footprint of the Lower Campus. The row of Italian Cyprus lining the Villa's mirror pond were not surveyed, since this row of



Tree Survey Map as part of the 2021 Arborgate Consultant's Tree Survey

The city requested an update to the 2011 traffic study prior to issuing permits for the modular classrooms. The 2020 traffic study (April 30, 2020) estimated the volume of traffic to determine the project's impacts to the adjacent streets and intersections. The trip generation was calculated using regression/linear equations for each peak traffic period and based upon land uses obtained from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition, 2017.⁵

The traffic engineer estimated the traffic generation based on a maximum of 400 students, with additional trips for faculty, staff, guests, and other trips. The 2020 traffic study assumed a future enrollment of 200 high

⁵ W.G. Zimmerman Engineering, Alverno Heights Academy – Traffic Circulation Analysis, April 30, 2020

trees is located on the eastern boundary of the proposed Lower School development. The Cyprus trees will not be impacted or disturbed by development. Other significant trees include a large Moreton Bay Fig tree, that will be preserved as a central focal point of the Lower School campus and campus open space area (See Exhibits – Alverno Heights Academy Tree Preservation Plan, see 11x17 Section).

Fourteen coast live oak trees are within the survey area. Four of the trees are governed under the 2011 Master Plan (Trees #32, 42, 46 and 47) and are located north of the modular classrooms. The 2011 Master Plan designates this area for special attention during the design of the landscape area north of the future multi-purpose building and the Michillinda parking area. This requirement would remain in place in the 2021 Master Plan Update.

Of the ten oak trees on the Lower Campus, five trees are preserved and not impacted by the campus site plan. Two oak trees are proposed for removal to construct the western most classroom building. Three smaller oak trees adjacent to the lower school sports court will require special consideration. These trees may be eligible for boxing and transplanting on campus under the recommendation and review by the arborist.

Oak Trees Surveyed in the Lower Campus

Tree Number	Diameter	Status
#55	6 inches	No impact
#68	7 inches	No impact
#70	21 inches	No Impact
#71	36 inches	No impact
#72	12 inches	Removed for TK Classroom
#76	39 inches	No impact
#85	10 inches	Special consideration – west of sports court
#87	10 inches	Special consideration – south of sports court

#88	12 inches	Special consideration – south of sports court
#100	22 inches	Removed for TK Classroom

The arborist found that the oaks are in adequate to good health. Some have various structural defects. There is some crowding of the trees north of the proposed administration building.

There are several large specimen trees worthy of special care and protection. The Moreton Bay fig tree is in good health and will be preserved as the main focal point of the lower school campus, to serve as the courtyard. The arborist recommended that buildings be setback approximately sixty feet from the tree trunk to protect the roots. This 120-foot diameter around the tree is larger than the crown of the tree.

Adjacent to the Prayer Garden is a Queensland Kauri, which is included in a proposed landscape area. A large multi-trunked Indian Laurel is located south of the Villa in an existing planter. There are several large palm trees outside of the building area. The arborist noted that the Canary Island date palms and Pindo palms require specialized attention. The protected oak trees which are removed for the project would be replaced per the requirements in the SMMC.

Historic and Cultural Resources

The Villa del Sol d’Oro (Villa) has been identified by the city as a Historic Residence. There are two other significant structures on the campus – the former Villa garage/barn (Visual & Performing Arts Building), and the care taker’s residence. These structures are not designated as historic by the city. The school’s historic resources have been studied in the past by Sapphos Environmental, Inc. for the 2011 Master Plan and the recent addition of the temporary modular classrooms west of the Villa. ⁶

The Villa is a major cultural and historic asset to Alverno and to the Sierra Madre community. The Villa is used for school events, such as prayer services, masses, school receptions and fund raisers, and for non-school events, such as weddings and commercial filming. The Villa is also used for Sierra Madre community events, such as fundraisers and meetings. Continuing the ongoing preservation and adaptive reuse of the Villa, along with the former garage/barn and the care taker’s residence are key goals in the 2021 Master Plan Update. Based on their knowledge of the school and the city, the school retained Sapphos Environmental to review the impacts of the proposed 2021 Master Plan Update on the Villa and other structures.

Brief History of the Villa del Sol d’Oro

The Villa del Sol d’Oro was constructed by the regionally prominent physician Dr. Walter Jarvis Barlow (1868-1937). As a young doctor in New York, Dr. Barlow contracted a mild case of tuberculosis. He and his wife Marion Brooks Barlow relocated to Southern California in 1895, in part to take advantage of what was considered at the time the good health effects of the climate. He started a practice specializing in lung diseases, forming the Barlow Hospital near the present-day Elysian Park in 1902. The respiratory hospital continues to function to the present time.

The Barlow’s retained noted architect Wallace Neff in 1924 to begin the design for the Villa on a 13-acre property located in Sierra Madre. Neff was by then a well-regarded regional architect who had designed Pickfair and the Gillette mansion, as well as other homes for many of Hollywood’s earliest stars. Through a collaboration with Dr. Barlow, Neff designed the Villa del Sol d’Oro, which was completed in 1928. The Villa is a two-thirds scale replica of the Villa de Collazzi near Florence rumored to have been designed by Michelangelo.

During the time the Barlow family called the Villa home, they hosted lavish parties, entertained guests from around the world, and enjoyed the seclusion the expansive property provided them. After battling tuberculosis for over 30 years, Dr. Barlow passed away in 1937. Marion was faced with the difficult decision of remaining at the Villa or selling the property. With her

children grown and the care of the property becoming overwhelming, Mrs. Barlow sold the Villa and property to the Sisters of St. Francis in 1942. She lived the remainder of her life at the Huntington Hotel (currently the Langham Huntington Hotel) where she passed away in 1964.

The Sisters of St. Francis planned to use the property for a convent and novitiate for the then growing order. With the Villa serving as their Provincial Center, the Sisters of St. Francis provided education, childcare, health care to the Catholic immigrant communities in the San Gabriel Valley. Recognizing the need for more opportunities for young women, the Sisters of St. Francis began construction of an all-girls high school on the property just north of the Villa in 1959. Named Alverno Heights Academy, the school opened in 1960, with the first class of seniors graduating in 1964. By the middle of the 1970s, the Sisters of St. Francis sought another religious order to become the legal sponsors of Alverno Heights. In 1978, the Sisters of St. Francis formally sold the school and the property to the Immaculate Heart Community.

Today, the Villa is an important part of Alverno’s everyday activities. It is not uncommon to find photography classes taking pictures on the terrace or find writing classes creating a story about the Barlow family. Alverno’s choir holds their practices in the Villa, as does the dance class. The Villa serves as the location for the school’s Winter Formal, the annual Christmas Candlelight Celebration, the Mother-Daughter Tea, and Father-Daughter Dance. The Villa is also used by the Alverno Parent Teacher’s Association (Lower School) and the Alverno Parent Association (Upper School) for meetings and events.

Sapphos Environmental studied the impacts to cultural and historic resource from the proposed improvements of the Lower School campus. Their report found that the “construction, operation, and maintenance of the Lower School campus with the new playground and sport court will have no direct impact on the Villa as no aspect of the Villa will be included in the new development.” The report further stated that “the two new lower campus buildings closest to the Villa to the southwest will be one-story in height, coupled with the elevation change within the campus, which rises to the north, will ensure the massing, size, and scale of the new buildings do not impeded the two-story Villa.” The cohesiveness of the historical resources will be ensured by incorporation of

⁶ Sapphos Environmental, *Final Historic Resources Technical Report Alverno High School, September 23, 2005*; Sapphos Environmental, *Memorandum for the Record, Design Review for Temporary Classrooms at Alverno Heights Academy, May 15, 2020*.

architectural features such as smooth stucco, exposed wood structural beams, and simple forms. The two buildings closest to the Villa are setback over 100 feet and there is “low potential for unanticipated damage to the Villa, and any unanticipated damage should be repaired in kind.”

The report further explained that the Villa will remain visible from the original southern entrance gates and driveway. Furthermore, the classrooms in the lower southwest corner of the campus are offset from the sightline of the Villa from Highland Avenue and sited at a lower elevation from the Villa. The report pointed out that existing heavy vegetation already obscures the Villa’s public views, such that no change will occur. The existing Villa mirror pond and row of Cypress trees are unaffected since they will be outside of the project area. The report found less than a significant impact from the new lower campus buildings. (See View Analysis, Sectional Study, and Massing Study).

Sapphos also studied the conversion of the caretaker’s home to a flexible classroom space, conversion of the chapel to its former storage use, and the addition of the art classroom to the existing Visual and Performing Arts Building. The addition to the building will have less than a significant impact, as the addition will be designed with compatible architecture to ensure historic cohesiveness. The addition will comply with the Secretary for the Interior’s Standards for the Treatment of Historic Properties. The conversion of the caretaker’s cottage to the flexible classrooms and the conversion of the Chapel to its prior storage use will have no impact on the “character-defining features of the site as the interior of the buildings are not significant to the historical resources.” Sapphos Environmental recommended four mitigation measures, which are incorporated into the project.⁷

Private Rental Events in the Villa

The school has worked to find adaptive reuses for the Villa. As an older structure, the Villa requires significant and expensive upkeep. The Villa is rented for private events, such as weddings and wedding receptions, to help generate revenues for the upkeep of the house and grounds. These private events are regulated under a separate city council resolution. Operational conditions were developed in 2009, with input from the neighborhood. Private events are limited to Fridays and

Saturdays. The private rental events are limited to the hours of 9:00 a.m. to 10:00 p.m., with the school’s gates closed at 11:00 p.m. It should be noted that the school and the city entered into a joint use agreement in 2005, which allows for city events to be held in the Villa irrespective of the private rental events.

Filming in the Villa

The Villa has been used for television and movie production since the 1960s. Movie and television shows filmed at Alverno include Bird Box, Ford Vs. Ferrari, Delirium, Princess Diaries, Legally Blonde, Mommy Dearest, Atypical, The Morning Show, The Affair, American Housewife and Columbo. Filming is regulated community-wide by the city. For filming to proceed, the film company is required to obtain permission from fifty-one percent of the property owners who reside within 250 feet of the property involved in the filming.

Lower School Campus Design/ Architecture and Landscaping/Villa Preservation

The City of Sierra Madre’s General Plan includes objectives that require that new structures be carefully designed to be compatible with and complement adjacent land uses (Objective L41). The policies require that new buildings be consistent in siting, massing, and scale with adjacent uses. New structures should be designed to a high level of architectural quality and be a visual asset. The General Plan encourages incorporation of landscaping in the building design.

The General Plan allows for the expansion of institutional uses, including height limits, beyond that allowed in adjacent residential areas, providing that a comprehensive master plan is approved by the city include various design features. The policies encourage a village theme in siting of structures, massing, scale, use of open space and architectural character. The new development should preserve historic structures to the maximum extent possible.

Preserving, enhancing, and adaptively reusing the Villa is a major goal of the master plan update. These goals are consistent with the General Plan’s goals and policies. GGA + conducted a series of sectional studies, view analysis and concept architectural style boards to assist

in implementing these goals. The sectional study of the lower campus illustrates the size and scale of the Villa to the proposed lower school buildings and surrounding residential neighborhood (See Sectional Study, pages 36-37).

As with the 2011 Master Plan, there are no changes to exterior of the Villa from the proposed 2021 Master Plan Update. The main concern has been to design the new buildings to protect and enhance the Villa. Towards this end, the school’s architects prepared a massing and setback study, to evaluate any potential impacts from the construction of the Lower School.

The pads for the smaller classroom building and the administration building have been lowered to provide a buffer to the Villa. These building would be limited to one story in height to protect the Villa. The Moreton Bay Fig Tree will remain and will be enhanced as a focal point for the lower campus. The Villa gate on Highland Avenue would be retained for use for exiting for the Lower School, as well as the exiting for the private events held at the Villa. The Villa’s curved main road would be preserved from the Highland Gate to the Villa. These site planning features help to create a village courtyard theme for the Villa and the lower school.

The main classroom building faces the internal courtyard, which preserves the Moreton Bay Fig Tree. The grove of oak trees would serve as an open space area between the classrooms, the administration building, the Villa, and the future Multi-Purpose building.

At the southern end of the campus, the main classroom building is proposed to be set back 80 feet from the Highland Avenue property line, providing an open space buffer from the adjacent homes. One the west, the main classroom building is setback 20 feet from the existing landscape buffer and view fence on Michillinda Avenue. A series of view analyses were prepared for Michillinda Avenue and Highland Avenue frontages to determine the visual impacts. Significant trees, shrubs and vines are already in place along the school’s perimeters. The existing landscaping serves as a visual buffer to the new buildings. Additional trees, shrubs and vines would be used to infill voids in the existing landscape buffer (See the Exhibits showing massing views from both Michillinda Avenue and Highland Avenue, pages 38-41).

The existing campus takes advantage of the terrain using multi-story buildings. The lower school campus would also use multi-story buildings to take advantage of the terrain – varying in heights between one and three-story components. The height of the main classroom building running north/south follows the natural grade of the site and has been carefully planned to minimize the impact to the historic Villa and other significant site features. The classroom building is primarily two-stories for approximately 75% of its overall length on Michillinda Avenue. The building becomes three-stories in height at the south end, taking advantage of the natural fall of the land. At the north façade, the building measures approximately 24 feet above grade. At the southside, the main classroom building measures 39 feet above grade. As mentioned above, the smaller classroom building



Students enjoying the existing Modular Classrooms, sited within the footprint of proposed Multi-Purpose Building

⁷ Sapphos Environmental, Alverno Heights Academy Master Plan Addendum, Cultural Resources Technical Report, July 15, 2021.

and the administration building are both single story structures, respecting the Villa's stature and significance to the overall campus.

The concept architecture for the new buildings will be compatible with the Villa's materials and designs. The buildings would present a new identity in line with the school's past. The buildings would be smooth plaster, have exposed wood elements, simple forms, clerestory windows that harvest light for the classrooms and provide security. The upper school buildings were constructed in 1960 and are mid-century modern in design. Many of the design features can be integrated into the architecture of the lower school, including the use of generous overhangs, exposed wood surfaces, such as benches and trellises, and other natural materials. (See the Exhibit - Concept Architectural Style Boards, pages 42-47).

The concept landscaping plan draws its inspiration from the existing campus use of native and drought tolerant trees, shrubs, and ground cover approved in the 2011 Master Plan. The Lower School site plan preserves the Moreton Bay Fig tree with a 120-foot diameter area around the tree where no structures can be located. The Moreton Bay Fig tree serves as the major focal point of the campus as the student quad.

The landscape concept continues the historic use of olive trees (*Olea Europea*) along Grandview Avenue, extended to the Michillinda perimeter, complimented by native oak trees. Jacaranda and Crepe Myrtle trees are added as flowering accent trees. Drought tolerant shrubs such as lavender and dwarf bottle brush are mixed in with drought tolerant groundcovers like Tufted Hair Grass and Ceanothus. Additional planting would be provided on Michillinda Avenue and Highland Avenue to screen the Lower School campus improvements. (See the Exhibit - Concept Landscaping, pages 48-52).

Noise

The potential noise impacts of the 2011 Master Plan were studied by the Planning Center in 2011. The study examined issues raised by the neighbors including noise from traffic, from school events during the day and evening, from weddings and receptions at the Villa,

mechanical equipment, athletic activities, parking lots, the proposed Multi-Purpose Building, and the short-term impacts from construction.

The 2011 study concluded that the predominant ambient noise in the area is generated by vehicles traveling on Michillinda. Noise on the school site was the typical noises associated with a school, the use of the athletic fields, and the Villa. The study concluded that the noise impacts from the 2011 Master Plan were less than significant with incorporation of mitigation measures for construction of the Multi-Purpose Building .⁸

The city requested a noise study for the 2021 Master Plan Update. The school retained CSDA Design Group to complete a noise study on the proposed improvements associated with the master plan update. The noise measurements were conducted between May 10, 2021, and May 12, 2021, when the Los Angeles County Health Department permitted the opening of all grade levels to in person instruction. It is estimated that over 330 students were on campus during the study period (See Noise Exhibit, page 53).

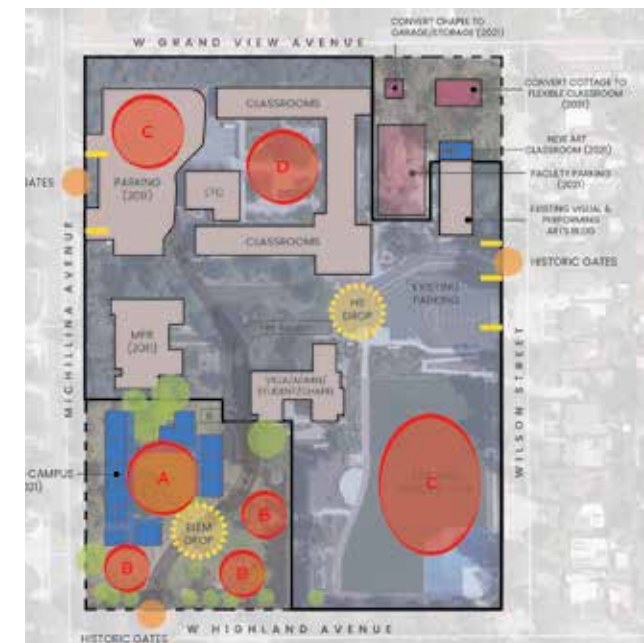
As with the 2011 noise study, the significant noise generated in the study area is from vehicles travelling on Michillinda Avenue and other local streets. The 2021 noise study concluded that with the decrease in overall vehicle trips due to the introduction of the elementary school, the Master Plan Update is not expected to make a considerable change in the noise levels.

After construction of the planned lower school buildings, noise from midday elementary school lunch/break periods are estimated to not exceed any of the existing ambient noise levels at nearby residential homes. The consultant modeled students having lunch in the new lower school courtyard, plus students playing in the open space, lower school sports court. The new buildings provide sound attenuation, especially in the central courtyard area. The noise levels were modeled at the front-yards of the homes adjacent to the school. The impacts could vary based on location of students, athletes, and spectators.

The most noise-intensive events are associated with break and lunch periods, and after school athletic events. The study concluded that student athletes (as well as

spectators, coaches, and officials) using the Michillinda parking lot for sports activities are not expected to generate average or instantaneous noise levels that exceed the existing ambient noise levels at the nearby homes on Grandview Avenue.

The same sport activities on the existing Athletic Field and the lower school sports court are not expected to generate average noise levels that exceed the existing ambient noise levels at the homes on Wilson Street and Highland Avenue. Estimates of instantaneous noise levels on Wilson Street could reach 63 dbA in the front yard of homes. The noise study revealed afternoon ambient noise levels of 53 dbA to 63 dbA in the neighborhood. Estimates of instantaneous noise levels on Highland Avenue could reach 65 dbA in the front yard of homes. The noise study documented existing weekday afternoon noise levels between 62 dbA and 64 dbA.



NOISE SOURCE LEGEND
 "A" - Elementary School Lunch Area
 "B" - Elementary School Play Area
 "C" - After-School Sports Events
 "D" - High School Lunch Area

Conceptual Noise Diagram, refer to CSDA Noise Study for complete diagramming of campus zones

Use of Modular Classrooms

Alverno will require temporary modular classrooms to house students while plans for the permanent lower school buildings are being prepared and a capital campaign is conducted. The use of the modular classrooms at Alverno is the same as other public and private educational institutions. The Alverno modular classrooms are approved by the California State Architect and used in public schools. Currently there are six modular classrooms, located in three buildings, sited adjacent to the Prayer Garden (west of the Villa). These buildings are 24 feet by 60 feet in size (1,400 square feet in total floor area). Each classroom is 700 square feet in floor area. These three modular classrooms are within the footprint of the proposed Multi-Purpose Building, which is approved for 12,860 square feet in floor area. These classrooms were approved by city staff in June of 2020 and installed over the summer of 2020.

Three additional modular classrooms are proposed to be located north of the existing modular classrooms and the new Michillinda entrance, while the school conducts a capital campaign to fund the new construction. These modular classrooms would be smaller than the existing modular buildings, at 24 feet by 40 feet, or 960 square feet in size, with one classroom in each building. The larger classrooms would be used for the lower school computer lab, art room and for the largest lower school grade. The classrooms would be located to protect the existing oak trees in the area and situated to allow for the construction of the second Michillinda driveway into the school. The plans include a 960 square foot restroom modular, that would be located adjacent to the cafeteria. This restroom would serve the lower schools' boys and girls. The modular classrooms would be processed under the city's existing development review process.

⁸ Planning Center, Mitigated Negative Declaration, and Initial Study - Alverno High School Master Plan, March 2011.

Master Plan Phasing

The phasing plan for the Master Plan Update is designed to allow maximum flexibility for the school to meet its programming needs and for capital campaign purposes. The Master Plan is divided into various smaller projects. The phases presented below are not in a particular order.

- Conversion of the existing chapel to its former storage use and relocation of the chapel to the Villa.
- Adaptive reuse of the caretaker's home to flexible classroom.
- Construction of the art classroom.
- Demolition of the business office and faculty lounge, with relocation to the Villa; construction of the faculty parking area.
- Addition to the Michillinda parking lot.
- Construction of the lower school sports courts.
- Construction of lower school in phases or as a whole; and
- Completion of the Multi-Purpose Building.

Conditional Use Permit Findings

Section 17.60.040 of the Sierra Madre Municipal Code requires that an applicant for a conditional use permit show, to the reasonable satisfaction of the Planning Commission that six findings have been conclusive met. They are the following:

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

Alverno Heights Academy is situated on a 12.1- acre campus, one of the largest school sites in the City of Sierra Madre. No change is proposed to the total enrollment of 400 students approved in the 2011 Master Plan. At build-out, the lower school campus and addition of the art classroom will result in 18% lot coverage for the entire campus, with 57% open space. The southwest portion of the site is adequate in size, shape, topography, and location to accommodate the new lower school

buildings, parking areas, playgrounds, walkways, and landscaping. The northeast campus is adequate in size to accommodate the addition of the art classroom and faculty parking area.

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

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

3. **That the proposed use is neither detrimental to the public health, safety, and general welfare, nor will unreasonably interfere with the use, possession, and enjoyment of surrounding adjacent properties.**

The campus is surrounded on the north, east and south sides by R-1 single family zoning in the City of Sierra

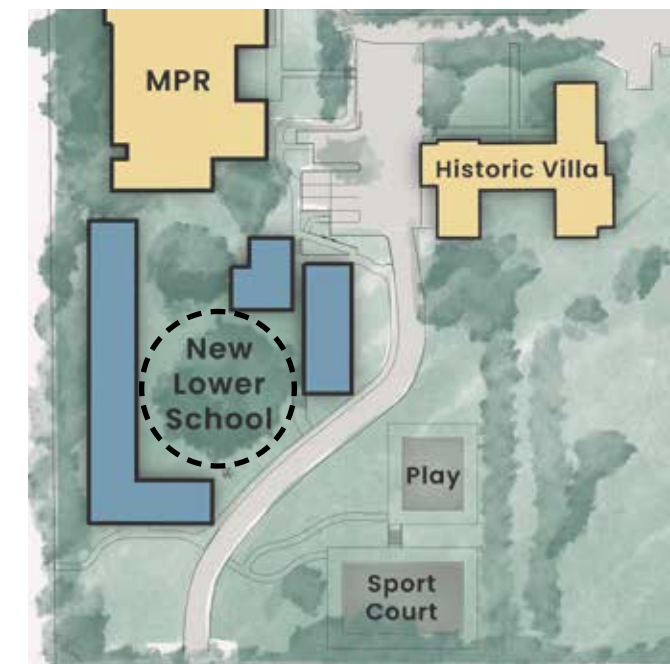


The school provides much needed cultural, recreation and open space in an area of the community not served by public parks and open space.

Madre. The neighborhood west of the campus is in the City of Pasadena and is a combination of R-1 single family residences and R-M32 (32 units per acre) high density residential development. The Master Plan Update has been carefully designed to eliminate and reduce to insignificant any impacts. The plan continues to enhance the 61-year use of the 12.1-acre site for Catholic TK-12th Grade education. There are no immediately adjacent properties as all surrounding properties are separated from the school by public streets. The use of building setbacks, site planning, landscape buffers and building design protects the surrounding properties from impacts. The major conditions of approval for the 2011 Master Plan remain in effect, including the school's enrollment limits of 400 students. The 2011 noise study concluded that there were no noise impacts. The noise study conducted in May of 2021 determined that with the decline in campus generated traffic from the 2011 to 2021 plans, that will be no considerable increase in noise levels from the Master Plan Update.

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

The new lower school campus, the addition of the new art classroom, the adaptive reuse of the Villa and the conversion of the care-taker's home to classrooms,



The Lower School campus preserves the significant Moreton Bay Fig tree in a proposed central courtyard area.

and the completion of the 2011 approved Multi-Purpose Building will permit Alverno to meet the challenges and the changing needs of providing quality Catholic education. The Master Plan Amendment will provide direct benefits to the City of Sierra Madre, its residents, and businesses, providing much needed facilities and services. The school and its facilities will continue to be governed by the existing joint use agreement between the City and the Alverno.

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

The Master Plan is consistent with Objective L41.1 of the Sierra Madre General Plan by providing large building setbacks from the Highland Avenue property line and the Michillinda property line. Existing mature trees and landscaping exists on the school's boundaries and supplemental plantings will be provided in selected areas. The new art classroom maintains the existing setback of the Visual and Performing Art Building on Wilson Avenue. New structures will be designed to a high level of architectural quality. Consistent with General Plan Objective L41.2, the design of the lower school campus conveys a village theme, including preservation of the large Moreton Bay Fig Tree in the proposed central court area, along with the preservation of the stand of oak trees north of the lower school. The Master Plan implements General Plan Objective L41.3 by the adaptive reuse of the Villa for school uses, and private events, such as wedding receptions, which are regulated under a separate city permit. The Master Plan furthers Objective L41.4 by retaining the school site to meet future educational needs.

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

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

Master Plan Findings

In addition to the findings required for a conditional use permit, the planning commission shall find that the proposed master plan is consistent with the general plan and all the following provisions are met:

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

The school buildings are designed to be compatible with the surrounding single-family and multi-family land uses. The campus will provide 57% open space at build-out of the Master Plan. The Lower School campus preserves the significant Moreton Bay Fig tree in a proposed central courtyard area, drawing upon the architectural elements of the Villa and the mid-century modern school buildings.

The arborist recommended that the Lower School structures be setback sixty feet from the trunk of the tree, creating a 120-foot diameter around the tree to protect its roots. This area is ideally suited for the Lower School's landscaped courtyard village theme, which will be carried out by the focus of the site planning on the central courtyard, varying the heights of the buildings as they move away from the Villa, with three of the classrooms and the administration building one story in height and located to the west side of the Villa road. Furthering the village theme, the design preserves the

historic Villa gates, an open space lawn area on Highland and the Villa's main curved roadway.

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

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



The architectural character of the proposed buildings will be cohesive with the existing historical fabric, including smooth plaster, have exposed wood elements, simple forms, clerestory windows for light and security.

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

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

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

Due to public safety considerations at schools, the Alverno Master Plan must balance this goal with student and faculty safety. The 2011 Master Plan improvements enhanced the pedestrian character of the city by the installation of the decorative perimeter pilasters, view fences and landscape buffer on Michillinda Avenue; the installation of the decomposed granite pathway and landscaping on Grandview Avenue; and the use of



The concept landscaping plan draws its inspiration from the existing campus use of native and drought tolerant trees, shrubs, and ground cover approved in the 2011 Master Plan.

The landscape concept continues the historic use of olive trees (*Olea Europea*) along Grandview Avenue, extended to the Michillinda perimeter, complimented by native oak trees. Jacaranda and Crepe Myrtle trees are added as flowering accent trees. Drought tolerant shrubs such as lavender and dwarf bottle brush are mixed in with drought tolerant groundcovers like Tufted Hair Grass and Ceanothus. Additional planting would be provided on Michillinda Avenue and Highland Avenue to screen the Lower School campus improvements.

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

The school installed a series of rainwater capture devices with the construction of the athletic field in 2019. These devices capture and store stormwater from the east half of the entire campus. Rain capture devices were installed with the modular classrooms in 2020. This rainwater harvesting has resulted in substantial water conservation on the campus.

The 2021 Master Plan Update includes provision for additional rainwater capture devices draining the west half of the campus. The concept landscaping plan would expand the existing use of drought tolerant and native species of trees, shrubs and ground cover and continue the use of drip-irrigation systems. The project will continue to implement low-flow fixtures.

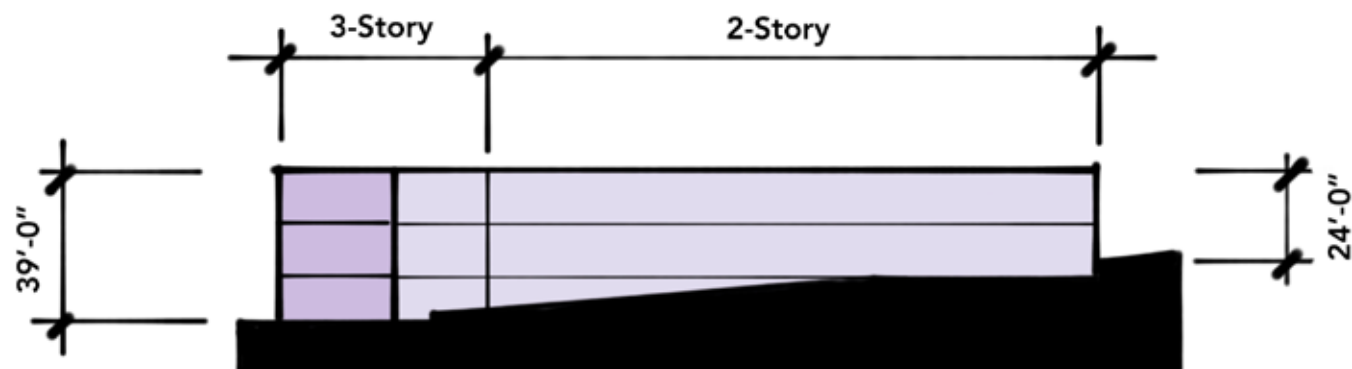
- 7. **Any development of a site north of the "Hillside view line" defined in Section 17.52.080 of the Sierra Madre Municipal Code or adjacent to a R-H-Zone property shall protect the natural environment from change, preserve and protect views and preserve and maintain the identity, impact, and environmental quality of the R-H Zone.**

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

Modification to the Development Standards

The Master Plan would modify the two story, 33 feet maximum building height limit in the Institutional Zone. This modification would occur to the southern- most portion of the Lower School's main classroom building to permit a three story, 39 feet maximum height limit. Much of the floor plan of the main classroom building will be two story in height, while the middle school and the administrative building will be one story in height. (See View Analysis, pages 38-41, Sectional Study pages 36-37, and Massing Study, page 35).

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



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

The Alverno Heights Master Plan preserves the Villa Del Sol D'oro, a valuable historic asset for the Sierra Madre Community, including preservation of the Villa's three entry gates, the caretaker's home and the former garage/stable. The master plan preserves significant open space, with over six acres or 57% of the campus dedicated to open space and recreation. The plan will preserve and enhance the native oak trees and several significant major trees, including the Moreton Bay Fig tree, which is the largest specimen in the community.

The school has a long tradition of serving Sierra Madre. The school instituted a community service program in 1997, dedicating thousands of hours to community causes and events. These include sponsoring events in the surrounding schools and parishes. The school has hosted Humanity Week, providing food and clothing for the needy. The school hosts a Halloween Event for the community, which serves as a safe space for local children. The Alverno athletic field served as a safe open space during the Covid 19 pandemic for local families.

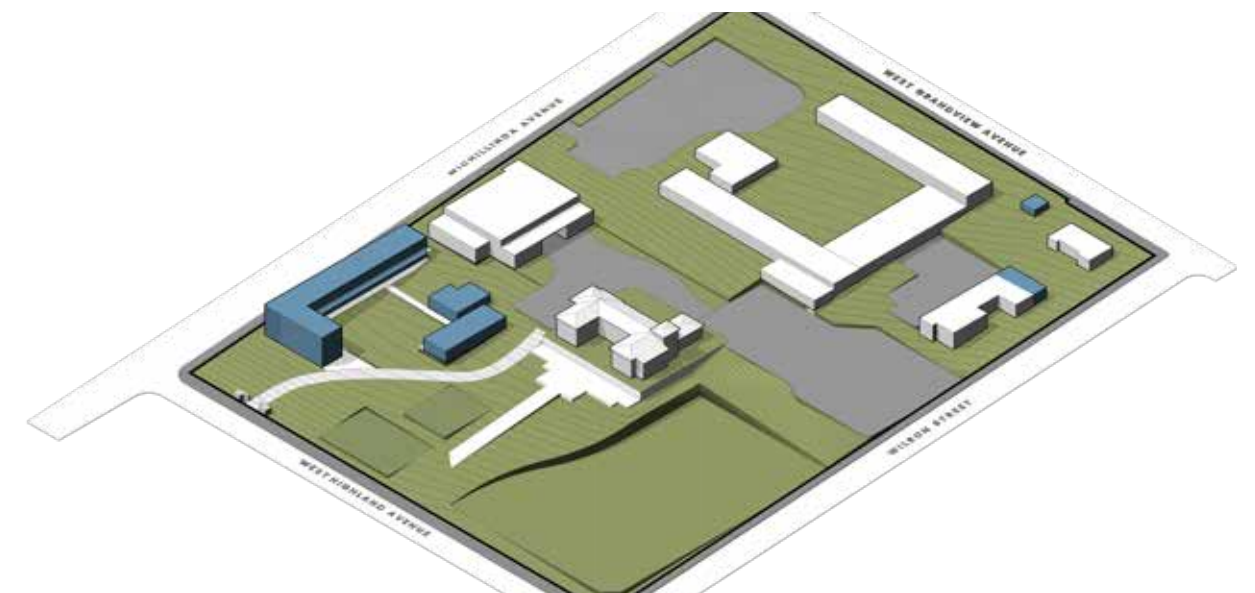
- 2. **Adequately mitigates impacts attributed to any increase in floor area ratio and height;**

The Master Plan is consistent with Objective L41.1 of the Sierra Madre General Plan by providing large building setbacks, eighty feet from the Highland Avenue property line and twenty feet from the Michillinda Avenue property line. Highland Avenue has a 60-foot right-of-way, while Michillinda Avenue has an 84-foot right of way.

Existing mature trees and landscaping exists at the school's boundaries to adequately screen the new classroom building. Additional new plant material will be added to the landscape perimeter to provide additional mitigation of the proposed height. The design of the main classroom will vary the elevation and height of the building. The additional height in the main classroom building assists in mitigating noise impacts to residences on Highland Avenue and Michillinda Avenue. The three-story component helps to preserve significant trees and open space on the campus, to the benefit of the school and the surrounding community.

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

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



Appendix

Lower School Facility Space Program

	Space Description	SF	Quantity	Sub-total SF
1	Classroom 01 (First)	960	1	960
2	Classroom 02 (Second)	960	1	960
3	Classroom 03 (Third)	960	1	960
4	Classroom 04 (Fourth)	960	1	960
5	Classroom 05 (Fifth)	960	1	960
6	Classroom 06 (Sixth)	960	1	960
7	Classroom 07 (Seventh)	960	1	960
8	Classroom 08 (Eight)	960	1	960
10	Classroom 10 (TK)	1,350	1	1,350
11	Classroom 11 (K)	1,350	1	1,350
12	Classroom 12 (Science)	1,350	1	1,350
	Science Workroom/Storage	250	1	250
13	Classroom 13 (Art)	1,200	1	-
	Art Workroom/Storage	250	1	-
14	Classroom 14 (Music)	1,350	1	1,350
	Music Storage	250	1	250
15	Classroom 15 (Technology, Robotics, Makerspace)	1,350	1	1,350
	Technology Storage	250	1	250
16	Classroom 16 (Math + Afterschool)	960	1	960
	Restrooms	450	2	900
	PE changing rooms	450	2	900
	PE Storage	250	1	250
	Lower School Administration	2,000	1	2,000
	Support	900	1	900
	Area Lower School		New SF	21,090
	Grossing Factor		20%	
	Total Area			25,308

Lower School Administration	SF	Quantity	Sub-Total SF
Public Waiting	120	1	120
Clerical Front Office	600	1	600
Conference Room (12 person table)	240	1	240
Principal's Office	180	1	180
Assistant Principal's Office	160	1	160
Additional Office / Health	120	1	120
Administration Workroom / Lounge	240	1	240
LAN Room	180	1	180
Faculty Restroom (single)	80	1	80
Custodian	80	1	80
New Square Footage			2,000

Legend	
	Office Space
	Classroom Space
	Support Space

Preliminary Code Analysis

Zoning Summary

Item	Description
Zoning	Institutional - I
Height	Per approved Master Plan
Lot Area	12.10 Acres
Yards/Setback	Per approved Master Plan
Parking Requirements	Refer to Master Plan Update Narrative

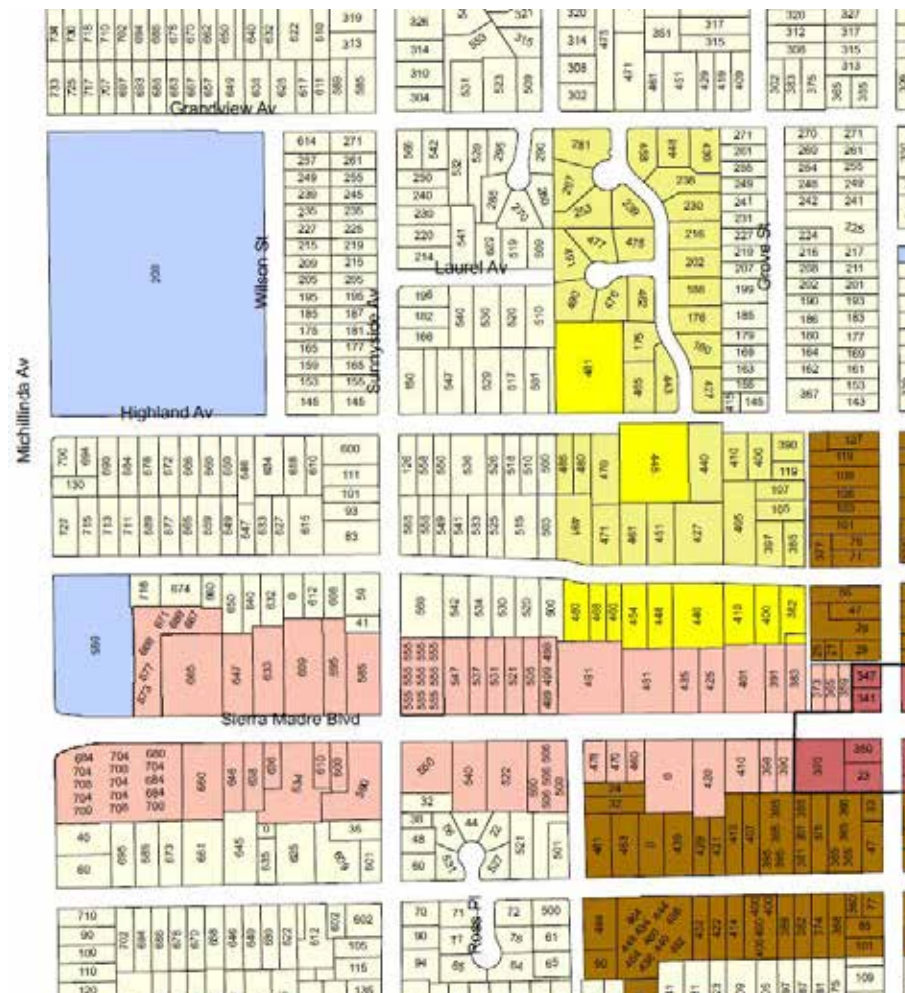
Lot Information

Lots & Buildings = 18% Lot Coverage

Parking Areas = 16%

Walks / Paths = 9%

Open Space = 57%



Site Zoning Adjacency Diagram.
The project site is zoned Institutional-I. Surrounding zoning is a mix of R-1 (single family) and R-P (residential Professional) designation.

Building Code Summary

Three new buildings totaling 25,000 SF total Lower School (TK through 8th grade) including administrative offices. The program will consist of offices, classrooms, and utility/support spaces.

Admin Offices	One story	2,000 SF
Elementary (K-5)	Two - Three Story	20,000 SF
Middle (6-8)	One Story	3,000 SF

Applicable Codes

All applicable codes referenced herein are applicable as of the preparation of this report in June 2021. Applicable state and national codes, including Sierra Madre Municipal Code.

Zoning Classification

Institutional per City of Sierra Madre Zoning Map

Construction Type (CBC 2019)

Based on the allowable building stories, heights and areas allowed per CBC Chapter 5, below are the least restrictive allowable construction types for each of the proposed buildings in the Lower School.

Admin Offices	(B Occupancy)	Type V-B	16 foot height
Elementary (K-5)	(E Occupancy)	Type IV or Type IIIB	40 foot height
Middle (6-8)	(E Occupancy)	Type V-B	16 foot height

Fire, Life and Safety Systems

Automatic Fire Sprinklers shall be provided throughout all new construction in the City of Sierra Madre. The new Lower School Campus shall be equipped fire detection and alarm system.

Accessibility

The new Lower School Campus shall comply fully with all accessibility requirements including site path of travel to and from all buildings on campus, play areas, and public way. Accessible drop-off areas shall be accommodated for the new Lower School. The new Lower School will include an elevator to navigate the three levels of the Lower Campus and sloped walkways or ramps to navigate the terrain and connect the new Lower Campus to the proposed Multi-Purpose Building and the existing cafeteria. As part of future development, the school should study comprehensive accessibility upgrades to the entire campus.

Plumbing Fixture Count (CPC 2019)

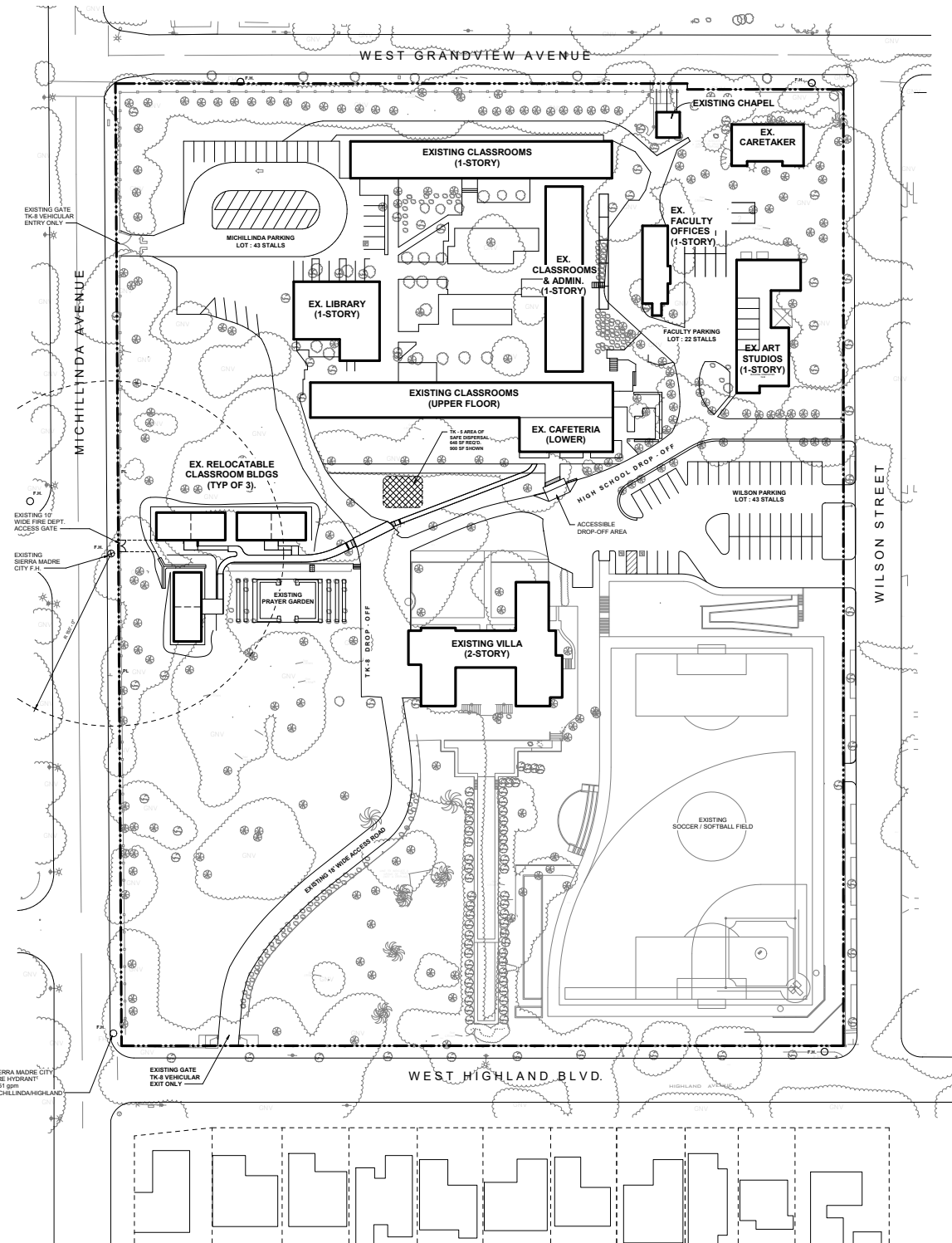
Admin Offices - 11 occupants. Minimum One single-occupant accessible restroom. (CPC 422.2, Exception 3)

Elementary/Middle School - 200 occupants max per Master Plan - 100M/100F

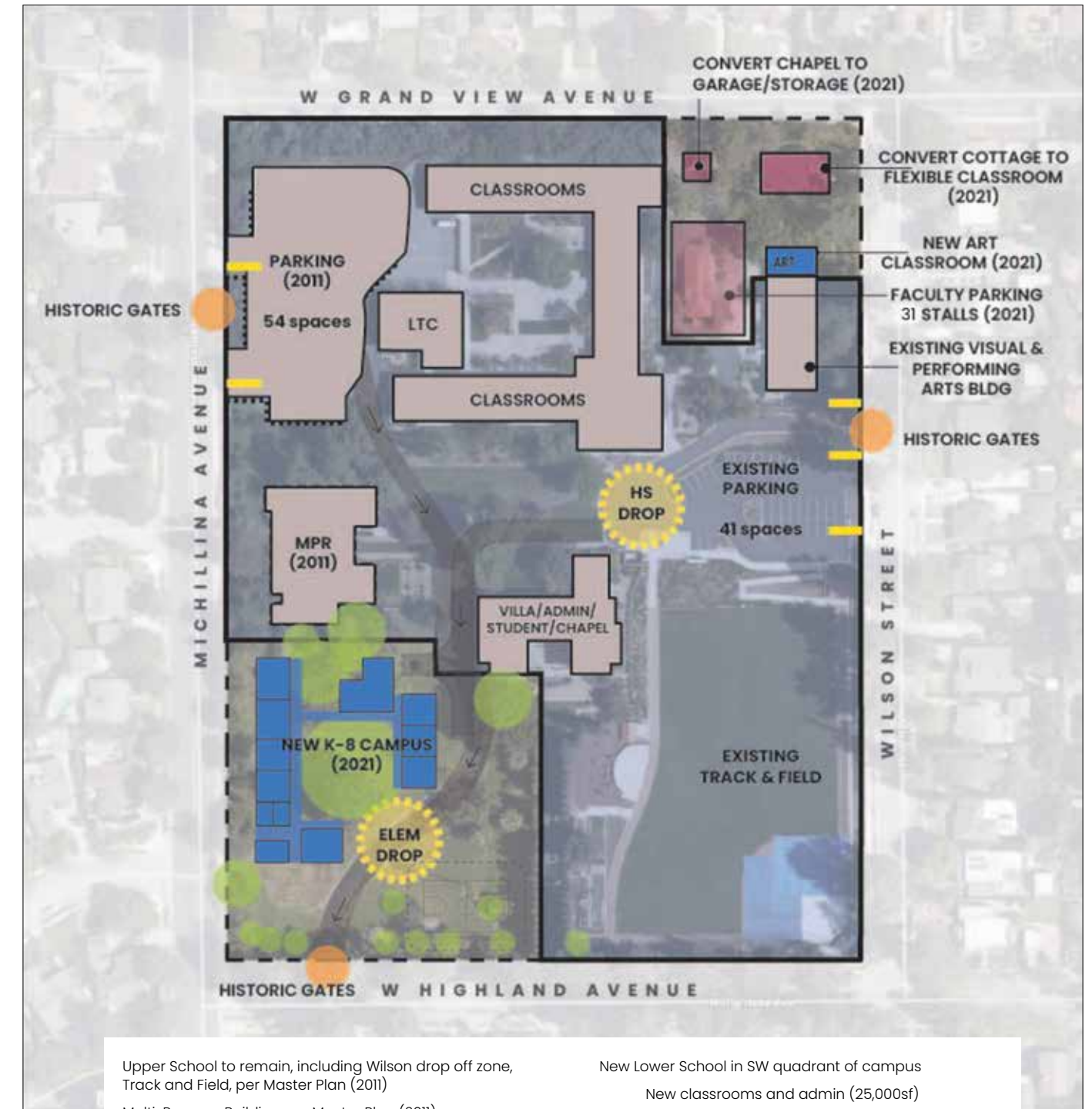
Male - 2 WC, 3 Lav, 1 Urinal Female - 4 WC, 3 Lav Provide a min. two drinking fountains on campus.

Existing Campus Site Plan Exhibit

For example only. Larger 11x17 version located in Exhibit Section



Areas to be Amended in the Updated Master Plan -2021

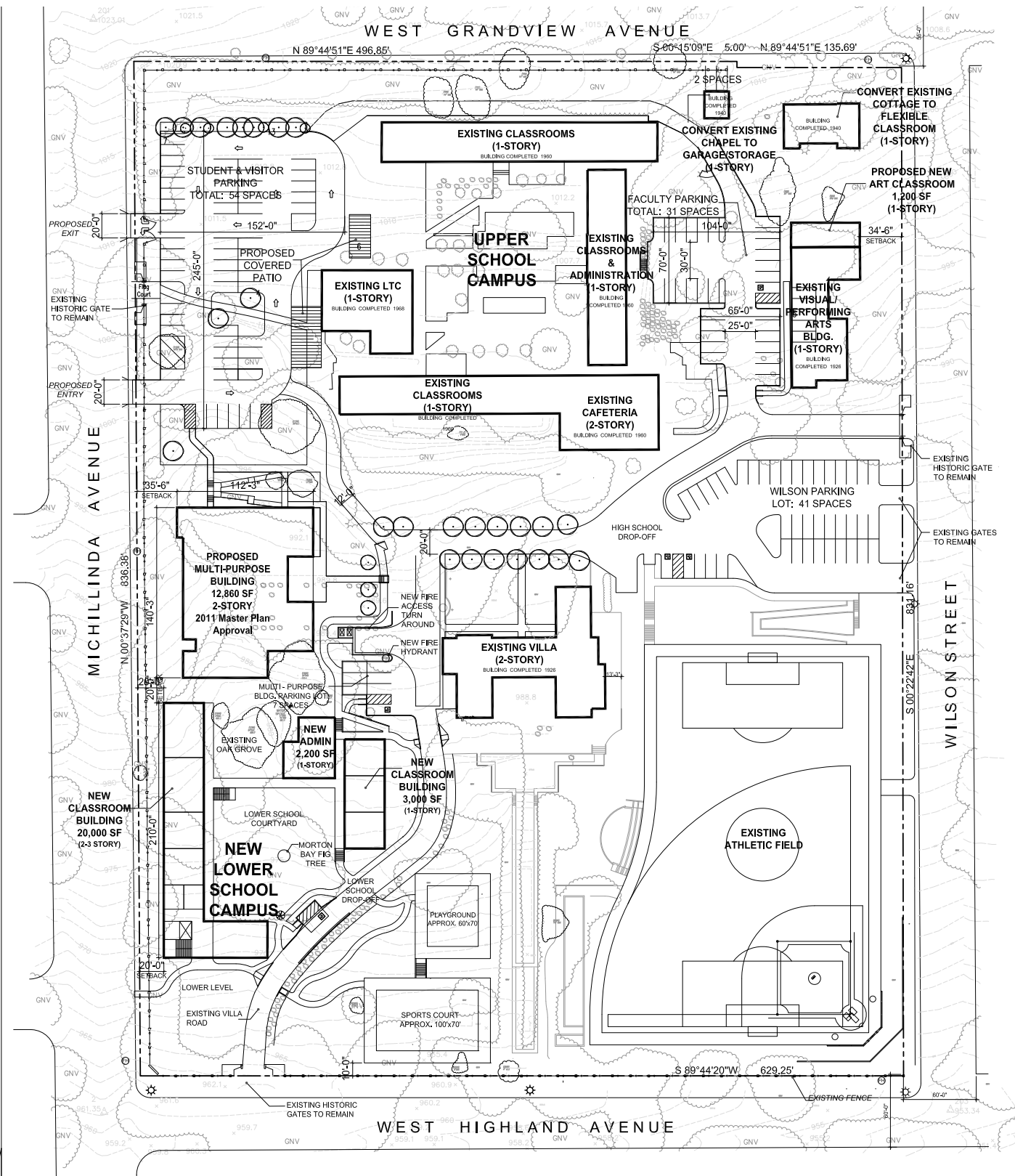


Upper School to remain, including Wilson drop off zone, Track and Field, per Master Plan (2011)
 Multi-Purpose Building per Master Plan (2011)
 Michillinda Parking per Master Plan (2011)
 Arts Building to Remain, per Master Plan (2011)
 New Art Classroom Addition (1200sf)
 Historic Villa, Gates and Internal Curved Road to remain

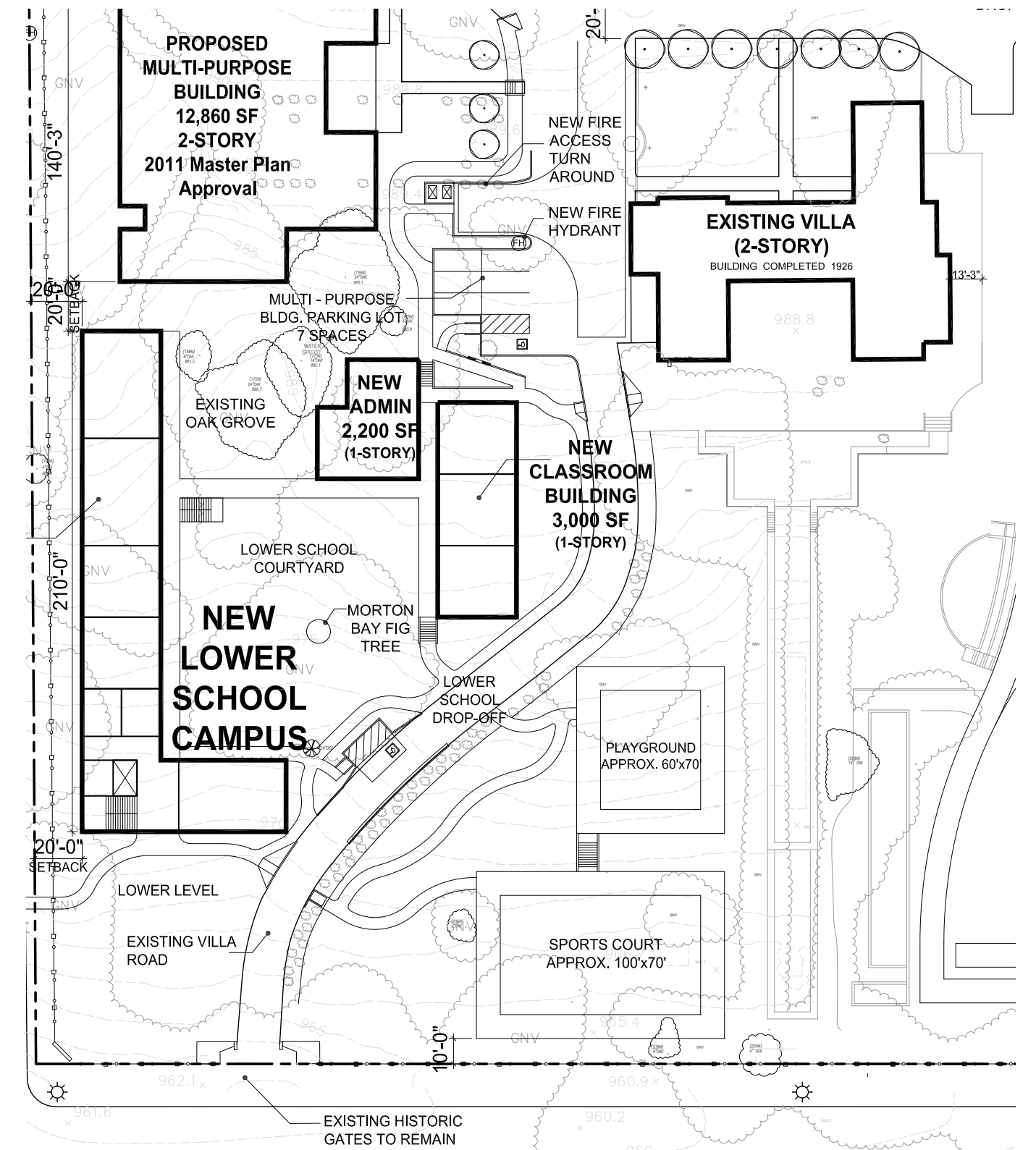
New Lower School in SW quadrant of campus
 New classrooms and admin (25,000sf)
 Maintain existing curved road and historic gates for new internal drop-off zone
 New fire truck access and hammerhead turn around
 New Flexible Classroom Space at Caretaker Cottage Building (2,080sf)
 New Faculty Parking at Wilson, demo existing non-historic office structure

Updated Master Plan - 2021

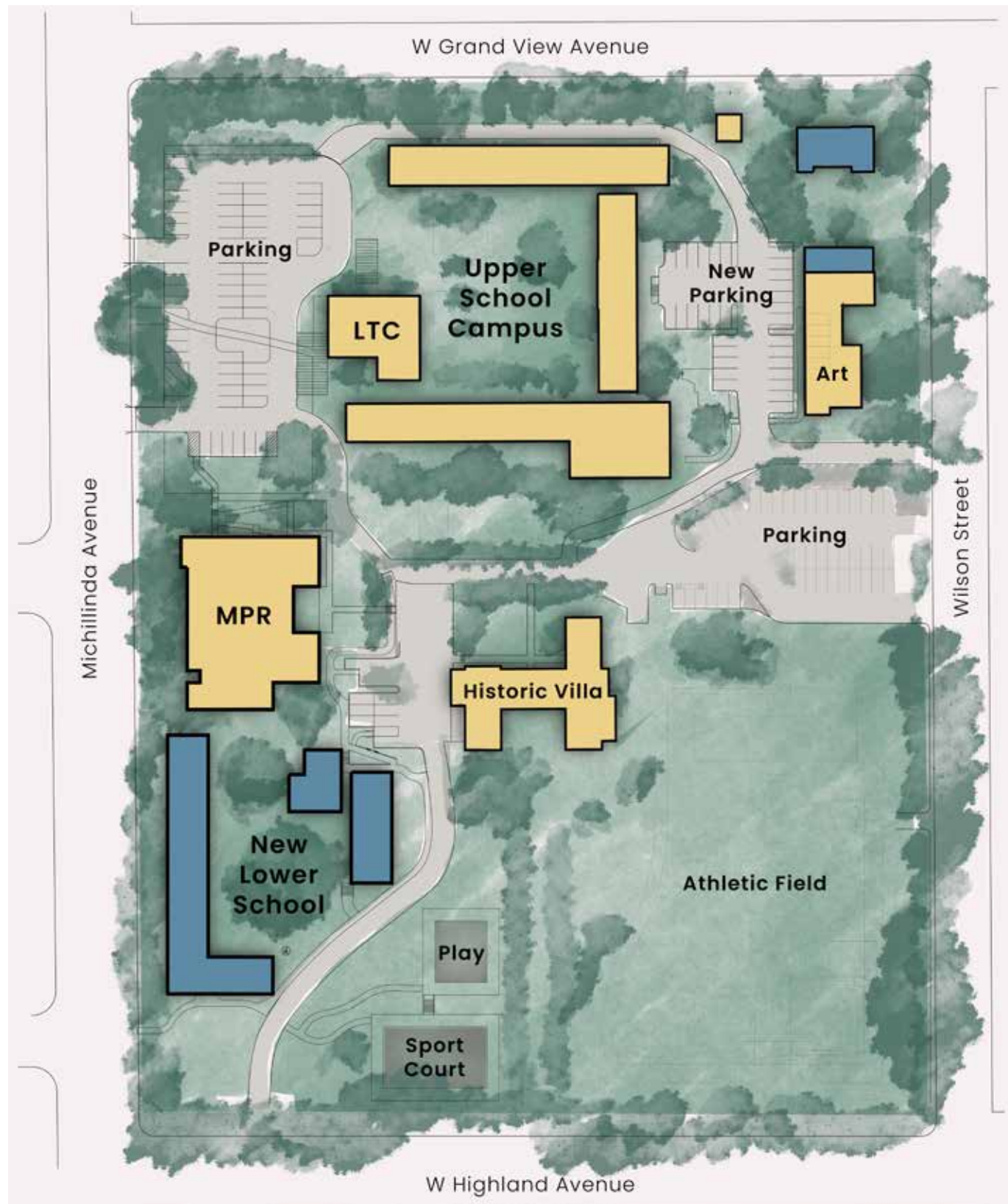
For example only. Larger 11x17 version located in Exhibit Section



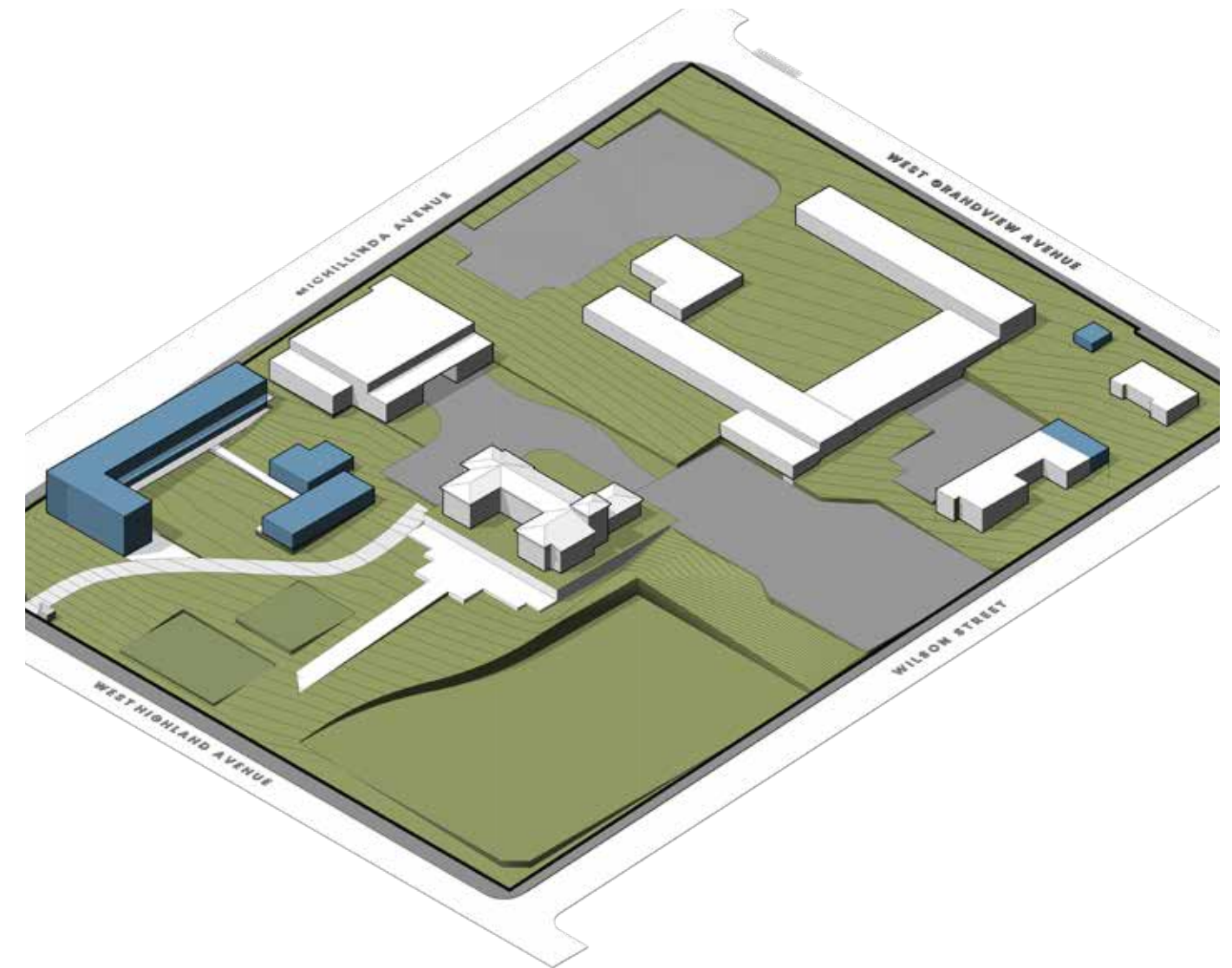
Enlarged Updated Master Plan - 2021 - Lower Campus



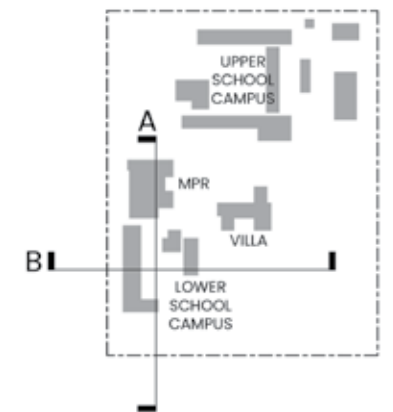
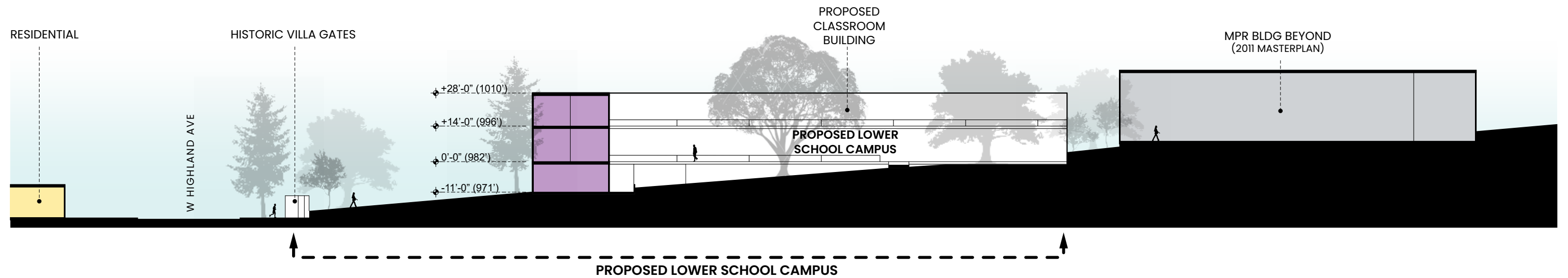
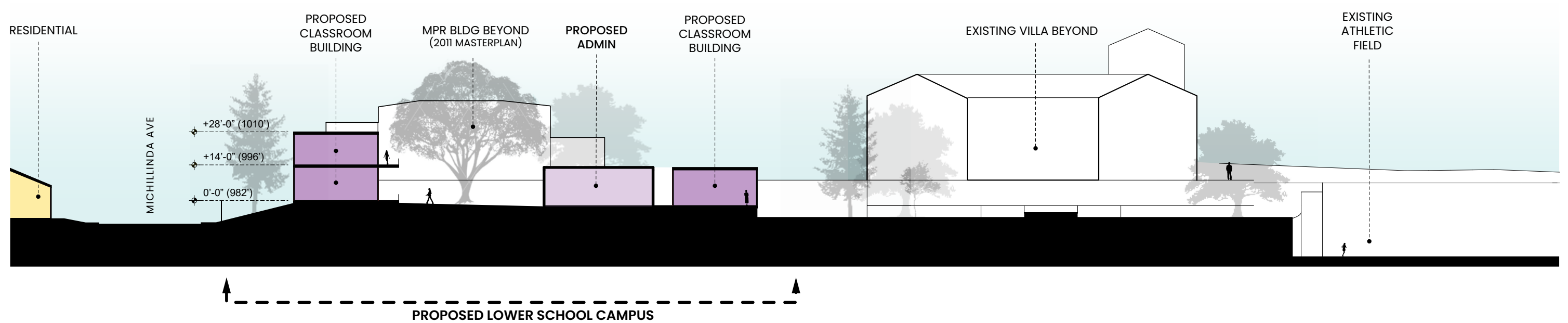
Updated Master Plan - Colored Exhibit



Concept Massing Study at New Lower School



Sectional Study



View Analysis

View From Michillida Avenue Looking North/East



View Analysis

View From West Highland Avenue Looking North



Concept Architectural Style Board - Campus Reference

The use of timeless materials such as smooth Tuscan plaster, exposed wood structure, simple forms, high clerestories that harvest light and provide security, the new buildings should present a new identity in line with the school's past.



Smooth Trowelled Plaster

Villa del Sol D'Oro, and surrounding buildings, Alverno Heights Academy



Exposed wood structure, deep overhangs, and clerestory windows will connect the new buildings to existing mid-century architecture

Original 1960 classroom buildings, Alverno Heights Academy

Develop and improve campus to be cohesive with the existing historical fabric



Multi-level buildings navigate the existing sloped terrain.

Original 1960 classroom buildings, Alverno Heights Academy



Simple detailing in window and door trim, outdoor furniture, and other mid century detailing will integrate the new buildings with the existing campus

Original 1960 classroom buildings, Alverno Heights Academy

Concept Architectural Style Board - Education Examples

The use of timeless materials such as smooth Tuscan plaster, exposed wood structure, simple forms, high clerestories that harvest light and provide security, the new buildings should present a new identity in line with the school's past.



Exposed wood structure and other natural materials will connect to existing mid-century architecture

Benjamin Franklin Elementary School

Lake Washington School District | Mahlum Architects



Salish Coast Elementary School | integrus Architecturre

Retain and celebrate the school's natural rural environment and enhance campus open space



Integrating landscape into the campus layout and academic programming to create outdoor learning areas

Environmental Nature Center Preschool, Newport Beach, California | LPA Design Studios



Environmental Nature Center Preschool, Newport Beach, California | LPA Design Studios

Concept Reference Architectural Style Board

Use volume, natural light, simple materials, and color as an identifying feature for interior learning spaces



Belmont Day School Barn, Boston | Utile, Inc.

Provide facilities which advance educational opportunities in school curriculum



Magnolia Montessori For All | Page Architects



Lynnwood Elementary School | Bassetti Architects



Cougar Ridge Elementary School | Bassetti Architects

Landscape Elements - Mediterranean and Native Palette

Landscape Elements at Periphery of Lower School Campus



Prayer Garden



Cypress Trees framing Reflecting Pond

Existing Trees Types for Use at Lower School Campus



Olea Europaea var. Europaea



Jacaranda Mimosifolia



Wisteria Vine Covered Trellis at Villa



Existing Villa Road (Asphalt paved) to remain



Lagerstroemia - Crepe Myrtle



Quercus Agrifolia - Coast Live Oak

Landscape Elements - Mediterranean and Native Palette

Shrubs and Small Trees at Lower School Campus



Romneya Coulteri



Lavandula Angustifolia

Groundcover and Shubs at Lower School Campus



Ceonothus griseus horizontalis "Yankee Point"



Morum parvifolium



Citrus Limon



Callistemon 'Little John' (Dwarf Bottlebrush)



Deschampsia Caespitosa - Tufted Hair Grass



Salvia Leucophylla Clevelandii

Concept Landscape Plan at New Lower School

For example only. Larger 11x17 version located in Exhibit Section



Carob at Michillinda Setback



Pindo palms north of New Classroom Building



Queensland Kauri north of New Administration Building



Strawberry Tree north of New Administration Building



Indian Laurel at SW corner of Villa



Deodar Cedar at Michillinda Setback



Ribbon Gum along Michillinda



Jacaranda at SW corner



Canary Island Pine Street Trees along Highland Avenue



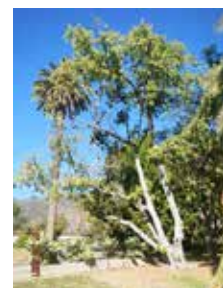
Coast Live Oak preserved throughout Site



Morton Bay Fig preserved at new Courtyard



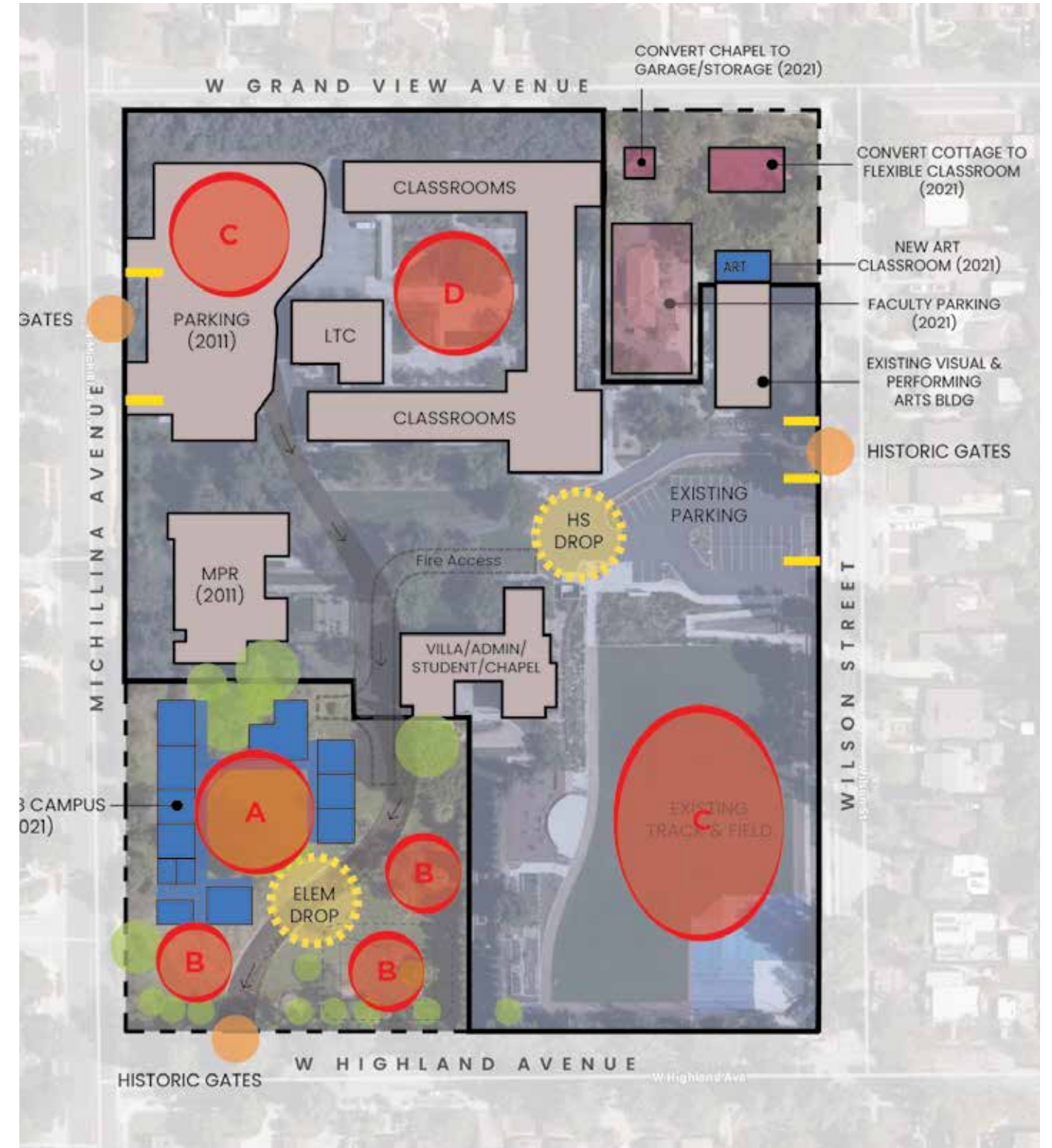
Canary Island Date Palm preserved throughout site



Camphor at edge of north play area

- | | |
|---|---|
| <p>Plant Legend</p> <ul style="list-style-type: none"> (+) Existing Tree (Refer to Consulting Arborist's Report for exact species description) (*) Existing Canary Island Palm (●) New Accent Tree (●) New Medium Shrum Massings (●) New Accent Shrub Massings (●) New Turf Area | <p>Legend</p> <ul style="list-style-type: none"> 1 Existing Hedge, fill in gaps with 5gal. sized plant material 2 Existing 5' High Chainlink Fence with vines, fill in Gaps with 5 gal. plant material 3 Existing 6' High Wall, fill in gaps with medium and large shrub massings 4 Existing Oak Trees and Canopy 5 Existing Canary Island Pine Street Trees 6 Existing Jacaranda at Campus Signage 7 Existing Morton Bay Fig |
|---|---|

Noise Exhibit



NOISE SOURCE LEGEND

- "A" - Elementary School Lunch Area
- "B" - Elementary School Play Area

- "C" - After-School Sports Events
- "D" - High School Lunch Area

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Sectional Study

View Analysis

Tree Survey – 2021

Tree Preservation Plan

Concept Grading Plan – Lower School

Concept Grading Plan – Faculty Parking Area

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Sierra Madre, CA 91024

alvernoheightsacademy.org