

# Conditional Use Permit 21-19, Alverno Heights Academy Master Plan Amendment

Sierra Madre Planning Commission

Continued Public Hearing

December 1, 2022

Presentation by AHA

# Background

- Commission is considering Alverno Heights Academy's (AHA) request for an amendment to the school's master plan
- Commission opened the public hearing on November 18, 2021
- The Commission requested that AHA conduct neighborhood meetings
- Neighborhood meetings were held on January 24, 2022, April 4, 2022, and May 23, 2022
- The meetings resulted in the school preparing supplemental noise and traffic studies and installation of additional perimeter landscaping at the request of the neighbors
- The Commission considered the supplemental materials at a second public hearing on September 1, 2022
- Commission held a third public hearing on October 6, 2022, where the commission requested AHA study noise mitigation measures for the Michillinda parking lot/ playground
- At the request of AHA the hearing was continued to December 1st in order to complete the Commission's requested study of noise reductions from sound attenuation and prioritization of the sports court within the phasing plan

# Study Conclusions

- The studies are found in Attachments F, G and H
- AHA studied other options
- The use of rubberized asphalt in the Michillinda parking/play area is not supported/ would reduce the parking lot by 13 parking stalls/ interfere with drop-off and pick-up que line, surface subject to raveling/ safety issue for students
- Due to the school being lower than the homes, the soundwalls would need to at least 10 feet in height/ existing perimeter wall is approximately 6 feet in height
- AHA recommends the installation of a temporary sports court in the Lower School – in the location of the proposed future sports courts
- The school installed additional hedges on the Highland Avenue perimeter in order to provide additional buffering

# Temporary Sports Court





# Highland Avenue Perimeter Fencing



# Temporary Sports Court

- The temporary sports court would be used for the majority of games and practices, providing less intense sports use of the Michillinda lot
- Less children, less spectators, less games, less frequency, less referee's whistles
- The Highland Avenue residences are an average of six feet below the school's southern perimeter wall and fencing, providing additional sound mitigation
- The temporary court would be located approximately 120 feet from the nearest residence on Highland Avenue and 250 feet from the nearest residence on Michillinda Avenue
- The estimated costs will exceed \$115,000 and is a major facility commitment
- The temporary court could be installed within eighteen months, allowing time for a capital campaign and construction during the summer of 2024
- The court be used while the school conducts a major capital campaign for the construction permanent sports courts

# Summary

- AHA supports Resolution 21-19, and requests the following revision to Planning and Community Preservation Conditions # 8 and # 10 as follows:

***“Sound Attenuation – Install a temporary Lower School sports court in the location of the permanent sports courts, subject the Administrative Design Review by the Director. The improvements shall be completed within eighteen months from the receipt of this Conditional Use Permit.”***

***“ Traffic Flow – Implement staggered pick-up and drop-off times for the Lower School and Upper School students in an effort to address traffic flow que lines on surround streets.”***