



# City of Sierra Madre

Office of the City Clerk

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Sierra Madre, CA

(626) 355-7135

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**From:** [REDACTED]  
**To:** [Public Comment](#)  
**Subject:** For the City Council meeting June 28, 2022  
**Date:** Tuesday, June 28, 2022 12:44:13 PM

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**CAUTION:** This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Public comments sent by email to publiccomments@cityofsierramadre by today at 3pm.

2. CONSIDERATION OF ORDINANCE NO. 1458 AMENDING CHAPTER 17.88 (TEMPORARY USE PERMITS) OF TITLE 17 (ZONING) OF THE SIERRA MADRE MUNICIPAL CODE

It is recommended that the City Council adopt Ordinance No. 1458 amending Chapter 17.88 (Temporary Use Permits) of Title 17 (Zoning) of the Sierra Madre Municipal Code.

3. CONSIDERATION OF ORDINANCE NO. 1459 AMENDING CHAPTER 5.36 (COMMERCIAL PHOTOGRAPHY AND MOTION PICTURE FILMING) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE SIERRA MADRE MUNICIPAL CODE

It is recommended that the City Council adopt Ordinance No. 1458 amending Chapter 17.88 (Temporary Use Permits) of Title 17 (Zoning) of the Sierra Madre Municipal Code.

June 28, 2022

Dear Honorable Mayor Goss and City Council members;

I am writing to you about the above proposed ordinances. Do not adopt them in their present form. Please listen to the voices of the people and consider them when you make any determinations regarding the residential filming. Please also look at comments from your Planning Commission and neighbors of Alverno, where all of the filming is taking place according to your own website, which pertain to these proposals.

My name is Carolyn Halpern. I live at [REDACTED] I live across the street from Alverno. This has been our family home since 1956. It was not a school of any kind when it was purchased.

The new code changes will negatively impact even more, all neighbors of Alverno, both in Sierra Madre and in Pasadena.

I am incredibly confused here. Sierra Madre has been experiencing many, many issues with the filming at Alverno. This has come with complaints and concerns from neighbors of Alverno. These folks have been speaking up and/or writing to the City's Planning Commission, Community Service Meetings and other City Council meetings regarding the intense issues we have been having with filming. On top of this, Sierra Madre has been receiving bad press in the newspaper and on television due to fraudulent signatures on their permit application signature pages.

So why then, in the wake of complaints and an inability in handling the permit process, is the City proposing new code changes that will allow the following:

1. More filming at Alverno
2. Remove the signature process which will take away any control/monitoring that their neighbors may have.

I fail to understand why the signature process will be taken away from everyone. As a matter

of fact, I have not seen any Michillinda residents ( as we all live 250 ft from Alverno) sign any of the filming permits that are on your site from 2021 and 2022. I highly suggest that you take a look at this.

I have scoured the Internet to see when and why Michillinda has been left out. Where is the wording for this?

instead of installing a more stringent process for permit signing because residents found the fraudulent signatures, not the city, you are disbanding the entire signature process. That sounds suspect to me. And despite your city attorney's comments that no other cities do signatures, a quick Google search will find that he is incorrect. All neighboring cities do this. I'd be happy to shower you with nearby cities' signature processes in documentation.

If you read the Background to the Analysis of the code, present on the City of Sierra Madre Agenda Report, dated June 28, 2022, it summarizes that from one company misrepresenting signatures, that this new ordinance was born. There is nothing in this new ordinance, other than getting rid of the signature process, that has anything to do with this. Is it because of the fraudulent signatures that more filming is added? That doesn't make sense to me. Does it to you?

**And here is something else incredibly troubling to me since I am a Michillinda/Pasadena resident. Michillinda residents have not been included in this process for at least the last two years.**

It states in the Sierra Madre's current film permit: " APPROVAL Approval in the form of a petition, signature card or e-mail is required from a minimum of 51% of all property owners and/or tenants over the age of 18 for each parcel located within 250 feet of the perimeter of the property on which the filming is to take place."

I have not been asked for many years to sign for a permit for filming at Alverno. Someone put me on a "DON'T ASK" identification. So, when I didn't get something to fill out, I just thought that was it. It was only when I went through the files that your "film department" has online for 2021 and 2022, that I noticed there no signatures from Michillinda residents; however, there are made up Michillinda residents on the fraudulent pages. In fact, it shows on several of the maps attached to the signature pages that we are only noticed for filmings. In other words, Pasadena residents have no say about this.

Here is an excerpt from the Star News about the fraudulent signature pages: "Sierra Madre's film policy currently requires production companies to obtain permission from at least 51% of neighbors before a permit will be issued, but the city's staff did not verify signatures and accepted the applications "with full faith that the applicant's submissions are true and factual," according to city spokesperson Laura Aguilar."

Really? No checking of the pages AT ALL? I would make sure that everything is correct and then sign off on it. Would you sign your name to something that you haven't looked over and just relied upon someone else would do? I wouldn't.

Why is it that Sierra madre residents were the one to find the fraudulent signatures? Why is it that a Pasadena resident notices that Pasadena, which is 250 ft from the perimeter of Sierra

Madre has not been included in the signature process for at least two years. Again, this is according to your own website.

So, because the City's staff didn't do its job, this is how residents 250 ft away from filming at Alverno get punished? And by the way who is "the staff" that is asking for these changes. It seems to me only your city attorney and Lawren Heinz who is an analyst doubling as a film coordinator are asking for it. If you want to play with the big boys, and the entertainment is, you need to have a dedicated film division. You don't. Please check out the website for Pasadena. It's stunning and all information in on there for everyone to see. Totally transparent. I am so proud of my city.

My family and I have endured decades of filming at Alverno. Yes, I was at one of the first filmings there in 1967 with Paul Newman. My mother, who was a fan, let me stay home from school to see him. Decades later - Alverno has become a soundstage for rent for numerous and constant filming, all at the cost of its neighborhood.

Michillinda Ave. on the Pasadena side is being dragged into this with no recourse at this time, other than litigation. It was a Michillinda Pasadena resident who brought a successful lawsuit against Alverno. Are you aware of that? Please don't make us do this again.

I represent all residents near Alverno but especially those of us who live on Michillinda in Pasadena and who unwittingly have become part of this filming nightmare. I have several points to make about this:

1. Michillinda residents are no longer a part of the permit signing process even though we are deeply negatively affected by it. Also, I know that the percentage of filming at Alverno has been bandied about as 90% .According to your own site's folders, 100% of the filming in Sierra Madre is done at Alverno.
2. it was Sierra Madre residents who questioned the signature pages, later being determined fraudulent. Sad that residents could do a better job than your city employees.
3. I reached out in a email to Rebecca Silva, who is your community services manager. I told her that I was confused on why Michillinda has been left out of any permit request signatures for at least the last two years. As you know Rebecca is in charge of Lawren Heinz who doubles as your film contact. Rebecca signs off on Lawren's work. I let Rebecca know that I had my Pasadena Mayor Gordo and my Councilman Gene Masuda copied on this email.

Rebecca would not answer that question for me. Rather, she said that she would reach out to Lawren for clarification. We still haven't received back. How unprofessional that you wouldn't respond in a timely manner to a Mayor and Councilperson from your closest city .

4) In addition to this, in accordance with the proposed filing ordinance, my councilperson's office reached out to your city manager to tell him to remember the Pasadena residents when assembling a new filming ordinance. As of this letter being turned in for comments, your city manager did not respond as well.

5) Alverno is not located in the guts of Sierra Madre. It is bordered by 3 Sierra Madre streets as well as Michillinda which our cities share. Why then is Michillinda not a part of the signing process as it now stands? Why was it taken off of the process. Didn't your film division notice

this omission of an entire street? Seems like they and the city haven't been following their own protocols for filming.

7) Now, let me tell you what Pasadena residents have to endure.

We endure everything the Sierra Madre residents endure - the noise. The lighting into our bedroom windows at night, the explosives - 2019 Strange Angel filming - Friday night at 11:15 explosives that woke up the entire Upper Hastings neighborhood. My Marine neighbor went into a PTSD episode; a single mother of an asthmatic child went into full action to get her child calmed down; and my family member who had just undergone yet another chemo that very day who was finally getting some sleep was woke up as well as it terrorizing his service dog. I heard not only the noise but I saw the actual red orange blasts go in the air and plumes of smoke, through my window directly across from my house. And, your city is not including Michillinda's say in this anymore?

We are all good people who border Alverno. We work hard. We love our families and want to spend quality time with them enjoying the quietude of our neighborhood, Many of us are seniors; some have young families. We are hardworking whether we work from home or travel miles to work and get home at 8 pm each night; some are retired. Some of us work as well as are caretakers of our sick relatives. We are the ones who vote for you. We are the ones who make up your town; some are your neighbors.

I am a very hard working award winning teacher at Sierra Madre Elementary school. I just wanted to sleep in on a Saturday morning this year after a grueling week of teaching and trying to keep kids safe from Covid. The photo below is what I woke up to at 6:30 am with its engine idling, waiting for someone to open the gates on MICHILLINDA.

**A** similar truck was idling on Cartwright next **to my window at 6:30** time. It only left Cartwright when the 200 N. Michillinda gates were opened. This truck, according to my neighbors, waiting on Cartwright, did not come up on Michillinda but rather wrapped around through streets in Upper Hastings Ranch until it reached Cartwright.

This has to stop!

However, according to the ordinance in its present format, it will not.

Alverno's neighbors have been speaking up and attending the Planning Commission, City Council, and Community Services meetings. You must have heard our voices. You must have heard that fraudulent permits were turned in and not checked by the city. Instead of putting more monitoring on this, your city wants to add more days of filming which everyone knows, this is all about Alverno.

Here are some more issues we have had with Alverno and its filming. We have not be able to reach any film monitor. There is nothing in the notice that we might receive about a film monitor. Your police are unable to handle the complaints.

Again, these are our damages from the filming:

A) Noise from the crews and set

B) Production lights shining into bedroom windows after dark

C) Drones being used over Michillinda properties to take information on the Alverno property for the filming

D) Incredibly rude crews coming over to stop our daily activities as a home owner. We have had this happen to us 6 times.

E) We do not consistently receive notices or given less than 24 hours to prepare to leave to get our work done if there is filming.

F) Sandwich signs that read "Slow Down Work Ahead" are put for filming on Highland which blocks my vision when trying to get out of my driveway.

G) Pasadena had to get involved in finding out why filming trucks for SM were parking in the former Albertson's parking lot when they had no authorization to do so.

If you want to sustain filming business in your city, you need to take a brief pause and construct an effective film department. At this time, you don't have one. You have people who are selecting playground furniture, which is important, be the same people taking charge of your filming. It's not professional. It's not running well as evidenced by complaints of neighbors and fraudulent signature pages. I have written to the Planning Commission that Sierra Madre should reach out to Pasadena to see how they run their very successful filming program. You need a dedicated film department. You have endured too many problems. Better yet, Sierra Madre needs to reach out to Film LA because you just can't go on with making ordinances written by folks who have no handle on what is going on. Otherwise, Sierra Madre will continue to receive the bad press that it has for filming and companies will not want to film here.

Film La is a non-profit that coordinates and processes production permits for the city and handles neighborhood complaints. BINGO! This is perfect for you.

FilmLA will get back to a Mayor immediately with any questions he/she might have.

Film LA will also provide a film monitor who can work 24/7.

Sierra Madre's film monitor has been a ghost. Time now for someone really on site.

Please rethink this ordinance. Do not adopt it tonight. Do your research. Look into FilmLA. Listen to the voices of the people.

Yours truly,  
Carolyn Halpern



Above are photos of the trucks on a Saturday morning at 6:30 am. The first truck is wrapping around Cartwright while idling and only moved when at 7 am the gates were finally opened. The second truck is a photo from my porch at 6:30 am idling away.

**From:** [REDACTED]  
**To:** [Public Comment](#)  
**Subject:** City Council Meeting - 6/28/22 Public Hearing Agenda #3 Film Permits  
**Date:** Monday, June 27, 2022 12:08:02 PM

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**CAUTION:** This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

June 27, 2022

Sent via email

Dear City Council,

I am a resident and property owner in Sierra Madre residing at [REDACTED] I am writing in regards to Public Hearing #3 on the June 28, 2022 City Council agenda. I have attended a planning commission meeting as well as two Community Services Commission meetings in regards to the Film Permit Ordinance. First, I would like to thank the commissioners involved for their time to look at the proposal. In both cases, they listened to public comment and did make some changes that the public requested, including a stop filming time of 10:00 PM and the 60 day restriction with limits per month and per property. I also appreciate that the city attorney realized that there was some public concern on this issue at the planning commission and made sure that residents received a notice of the next hearing at the community services commission.

However, there were many times when the public was not heard on this issue. The first is that your report from staff makes no mention of the fact that every public speaker on the issue asked that the requirement to receive consent from property owners be put back into the rules. The signature gathering process is a common procedure in every adjoining city to Sierra Madre as well as most of the cities in the San Gabriel Valley. It was stated many times that residents feel like they are being held accountable for the fraudulent signatures obtained by a production company and not verified by the city. The purpose of the complaint was to clean up the process not to eliminate the process. Further, the staff seems to believe that an appeal process will solve this issue when it will create a need for residents to pay an undisclosed amount of money to file an appeal to a film permit. The staff report expresses concern that residents have been paid in the past for their signature on a permit but has no concern about residents having to pay money and use their time for an appeal process.

In regards to the appeal process, staff indicated that notices would be mailed to affected residents when a permit application was received. Further, the permit application would be uploaded to the website. Here, again, the public was not heard on the issue. It was made clear that even the agenda for the Community Services Commission was difficult to locate on the website since it was filed under the 2019-2021 tab. It would make it difficult to find

permits if this mislabeling were to continue. Also, this process takes the burden of notification away from the production companies who benefit by the permit and places the burden on residents to continually check for productions in their area (within the 10 day appeal process.)

The community services department would be in charge of this appeal process yet resident concerns are not dealt with in a timely manner. My name was misspelled in the public comment section of the first commission hearing on the film permits. I called the city and was referred to community services. I left a message the afternoon of the second commission meeting asking for my name to be corrected in the minutes. I never received a call back, and there was no correction made in the meeting so I assume that it was left incorrect, even though I made the effort to correct it. In the second community services meeting, one of the commissioners, Mr. Ouch, indicated that his property was used for filming in the city. I brought up the issue of conflict of interest since he potentially could benefit from this proposal and asked that he recuse from the vote. He did not recuse and did not offer the public any justification for his vote.

Further, the whole intent of the residential portion of the ordinance was designed by staff to address resident issues about the enjoyment and comfort of their homes. However, there are two huge gaps in the proposal that negatively influence the purported goals of the ordinance. First, as I have already discussed, the appeal process is bulky and ill-defined. We, as residents, have no idea how much it would cost us to appeal or who is able to file an appeal. Is it anyone affected by filming or just those people in the 300 foot radius?

This leads to the second major gap in the ordinance. The film permit restrictions are by property with the definition being the property where actual filming occurs. This does not take into account any of the support services that impact the community based on filming. For example, the parking lot of the church across the street from my home has been used as a filming base camp for parking, shuttle service, and porta-potty placement. This is not covered under the current or proposed ordinance because I was told by staff that they can't regulate how someone conducts business on the property. This creates a situation where the following scenario could reasonably happen.

1. A house on West Montecito in the 600 block is selected as a film site and receives a 10 day permit from the city under the new ordinance.
2. A house on the 300 block of West Montecito also receives a permit for filming. It is the same production company so they move to the new site for a second 10 day. This would be fine under the ordinance since there are separate properties and permits.

3. Alverno contracts with a production company for a 10 day project. It happens to start after the end of the 2nd Montecito project. This is allowable under the ordinance since it is a separate film permit.
4. All three productions independently signed an agreement with the church to use the parking lot as a base camp. This is unregulated by the ordinance so it is allowed. That means the properties in my area would be subjected to 30 days of unregulated film related noise and discomfort.

As you can see, the enjoyment and comfort in my home is in no way protected by this ordinance. And further, I might be able to appeal the first production but I doubt I would have standing for the other two since the church parking lot is not covered by the permit process.

Thus, I have two requests for council to consider before adopting this ordinance:

1. Return the resident approval process to the ordinance. Many area cities do not use a petition style multi signature form. They use a form where each address affected receives a separate form. Make it illegal to ask for or offer payments for signatures in the residential area. Institute a 10% spot check of signatures by requiring that the production companies gather signatures and/or emails. That way 10% could be called or emailed to verify that they signed. It would be up to the residents to respond if they did NOT sign.
2. Change the definition of property on the application to include any property used by the production company for staging, parking, or transportation services so that those properties are also limited by the proposed ordinance.

Thank you for your time and consideration of these issues.

Sincerely,

Janis Savoie

 Sierra Madre CA

Public Comment - City Council Meeting  
June 28, 2022  
*Leesa A. Puleo*



## RESPONSES TO AGENDA ITEMS #2 AND #3

### *Introduction*

Good evening! My name is Leesa Puleo and I live at [REDACTED] across the street from the Alverno Heights Academy (Alverno) [REDACTED]. I have owned my home for 24 years. I am a single mother of two children.

I have received much notoriety in recent months exposing Alverno for abuses they have inflicted on neighbors, particularly related to the filming that occurs on their campus. I have appeared on television, been quoted in front page news articles, spoken at several neighborhood, council and commission meetings, disseminated petitions and secured signatures, and mobilized and engaged neighbors in an attempt to create positive change in the film permit process, increase communication with and transparency of Alverno, and improve the negative impact of filming on our neighborhood. I am committed to developing a positive relationship between Alverno and the neighbors in an attempt to alleviate the animosity felt by all. Unfortunately, in retaliation of this behavior, Board Member, Alverno alumni, and family law attorney, Ellen Driscoll, has secured a temporary restraining order against me (received last Friday), without my knowledge or ability to respond to accusations. I am unable to attend tonight's meeting because I am legally barred from any event, meeting, hearing, etc., where ANY Alverno staff, constituent, vendor, volunteer, student, guest, etc., are present. I am making the situation public because I believe Alverno will stop at nothing to silence me and the work I have done to organize and engage neighbors and speak out on the challenges we are facing with Alverno.

### AGENDA ITEM #2: CONSIDERATION OF ORDINANCE NO. 1458 AMENDING CHAPTER 17.88 (TEMPORARY USE PERMITS) OF TITLE 17 (ZONING) OF THE SIERRA MADRE MUNICIPAL CODE

In previous meetings, the City Planning Commission confirmed that 90% of all filming in Sierra Madre occurs at Alverno; Ms. Lawren Heinz agreed that a lot, if not most, of filming happens on the Alverno campus. She also indicated that Alverno is a "highly desired location for filming". The City of Sierra Madre portal, under the

heading *Filming permits*, indicates that there were NO film permits issued to a site other than Alverno in 2021 and 2022, or at least they are not posted. Additionally, the portal is missing permits and other documents for the two films that contained fraudulent signatures. Alverno heavily advertises, blogs, and posts on social media, the Villa and surrounding buildings and property, as an ideal location for filming. For the past two decades, neighbors have well documented the devastating impacts that Alverno's filming has had on homes and home values, the environment, noise, traffic, trash, quality of life, crime, and the right to the peaceful enjoyment of homes. The abuses of Alverno's filming have been the subject of two(2) front page county-wide news articles, two(2) KNX 1070 radio news reports, a local newspaper article (Mountain Views News), an ABC7 Eyewitness News segment, two(2) neighbor initiated lawsuits and subsequent monetary settlements, and countless messages, emails, presentations, and reports to the City, City Council, city commissions, and police and fire departments.

Therefore, it is my belief that the film code, in its present form or current amendments provided to the Council today, will inadequately safeguard the abuses perpetrated by Alverno and the film industry and will do NOTHING to lessen the negative impacts of Alverno's ongoing filming on its neighbors, environment, and the Sierra Madre community at large. I wholeheartedly believe that Ms. Heinz and the Alverno staff have not been transparent and/or have misrepresented themselves, city codes, policies, procedures, etc., regarding Alverno filming. I feel there should be a specific document, whether it be a temporary use permit (TUP), conditional use permit (CUP), or some other code or legal enforcement, that will prevent the harmful effects of Alverno's filming on our environment and community. If the council believes that a specific Alverno filming TUP/CUP is warranted, I believe it needs to involve community input, which was previously mandated but does not currently happen; and be reviewed, amended and updated regularly as residents need ongoing protection from Alverno and the unscrupulous behavior of film crews.

I know that the City of Sierra Madre is committed to maintaining our "village" atmosphere, but the constant filming at Alverno has detracted from our down-home feel, made us feel uncomfortable in our own homes and leery of strangers in our neighborhoods, and tarnished the city's reputation, particularly after resident signatures were forged on film permits. I, as an Alverno neighbor and taxpayer, believe I am entitled to the same benefits as other Sierra Madre residents and feel I am not protected against the behavior of film crews who come into my neighborhood

and wreak havoc. I live in a R1 residential neighborhood and am willing to fight to keep it that way.

AGENDA ITEM #3: CONSIDERATION OF ORDINANCE NO. 1459  
AMENDING CHAPTER 5.36 (COMMERCIAL PHOTOGRAPHY AND  
MOTION PICTURE FILMING) OF TITLE 5 (BUSINESS LICENSES AND  
REGULATIONS) OF THE SIERRA MADRE MUNICIPAL CODE

*Commercial Photography and Motion Picture Filming Code Amendments will not Safeguard  
Resident's Rights and Quiet Enjoyment of Homes*

I have thoroughly reviewed the filming code amendments provided by Aleks Giragosian, City Attorney, in cooperation with city personnel, and the recommendations made by the Community Services Commission. I do not believe code amendments will safeguard residents against the unscrupulous behavior of film crews. I do not believe they adequately address or alleviate the many challenges residents have with the continuous filming at Alverno. Additionally, I believe Ms. Lawren Heinz, City Film Coordinator, does NOT have the time nor staff to devote to monitoring filming, assure adherence to the film code, and address neighbor concerns. *(I will discuss a possible solution to these challenges in section FilmLA).*

Residents have never had a consistent city or Alverno contact person to call when problems arise with filming at Alverno. Andrea Bertolini, Alverno Film Coordinator, and Lawren Heinz, are often unavailable or voicemailboxes full, and do not return calls while problems are occurring. Both Lawren and Andrea are not accessible after hours and on weekends, and Lawren does not work on Fridays. Both ladies have an incredible number of responsibilities, outside of filming, that prevent them from being available for resident concerns. On a few occasions, Ms. Heinz and Ms. Bertollini have provided inaccurate information to residents regarding the city's filming code and the particulars of filming that is occurring at Alverno. Police are often unaware of city codes, Alverno CUP/TUP requirements, permit requirements, etc., and are unresponsive to residents when they call about noise, lighting, parking, loitering, etc.

*Resident (Residential Area) Signature Approval on Film Permit Forms and Appeal Process*

I believe Alverno neighbors are being penalized for going to the press about the forged signatures and the city is now requesting to remove the signature process

(residential area) entirely to avoid future scrutiny and allow Alverno to continue their egregious behavior without sanctions or limitations. I initiated two front page county-wide newspaper articles, a local newspaper article (Mountain Views News), two KNX 1070 radio news reports, and an ABC7 Eyewitness News segment regarding Alverno's filming and challenges with neighbors. Throughout this process I had hoped to create positive change in the film permit process, increase communication with and transparency of Alverno, and improve the negative impact of filming on our neighborhood, but, apparently, I failed miserably. I believe I have been personally targeted, verbally harassed, berated, publicly humiliated, defamed and inappropriately civilly restrained by Alverno, as a result of publicly speaking out against them. Alverno will stop at nothing to be able to continue ongoing filming, to the detriment of neighbors and the environment, no matter what the code dictates, in order to provide financial support for their struggling school programs and dire financial situation. During the last Community Services Commission meeting, when it appeared that code amendments would limit Alverno's future filming, Adrea Bertolini spoke up on behalf of Alverno and said that they would attempt to change their classification to NON-RESIDENTIAL, further proving my argument and revealing their desperation.

I am disappointed with the behavior of Alverno and the city surrounding the forgery incident and believe it is the city's responsibility to hold themselves and Alverno accountable for the incident, and not pass the blame onto the third-party entity that collected the signatures. I alerted Mayor Rachel Arizmendi and the City Planning Commission on several occasions, well before going to the press, regarding possible signature forgery and Alverno's behavior and negative impacts on neighbors, but was ignored. Alverno filming MUST be closely monitored by the city and I believe the signature process is a way to prevent the abuses that have occurred in the past. Although the amended code includes resident (residential areas) signature approval for filming that is outside the scope of the code, I believe it is prudent for the city to continue resident (residential areas) signature approval for ALL film permit applications, to avoid the dire situation that is occurring at this time and lack of communication between Alverno and neighbors. Additionally, I believe that residents on Michellinda Avenue (city of Pasadena) and Montecito Avenue (filming staging area and portable toilet location) should be included in the signature process, as they are also significantly impacted by Alverno's filming. I continue to be extremely concerned that my forged signature is public record and can be used inappropriately in the future.

Mr. Giragosian also mentioned that, instead of signature approval, the amended code will include an appeal process for residents to voice their disapproval of filming and, possibly, prevent a particular filming from taking place. (*The appeal process is NOT included in the amended code that is published on line.*) Unfortunately, he alluded that there will be forms to fill out and a fee for the appeal. This process will ABSOLUTELY deter residents from speaking out against Alverno as people may be afraid of repercussions, as I have personally experienced, will not be willing to make their names and concerns made public, and will not take the time and effort to fill out the necessary paperwork and provide the fee.

#### *Resident Payoff for Signature Approval on Film Permit Forms*

During the Community Services Commission meeting, Mr. Giragosian and Ms. Heinz indicated that neighbors have been paid by production companies for their signatures on permit application forms. This is absolutely untrue for the residents surrounding Alverno! I have lived in the neighborhood for a very long time and know most of my neighbors personally. I have canvassed them on several occasion, regarding Alverno filming, and nobody has received compensation for their signatures for over five years. There would be no reason for them to mislead me, so I believe this to be true. However, it IS accurate that neighbors and business owners surrounding the downtown area (Sierra Madre Boulevard and Baldwin Avenue) have been compensated for personal and property impacts and loss of business. If the council believes the signature (residential) requirement on permit applications should be eliminated because of payout, they should be aware that the Alverno neighbors are NOT being paid.

#### *The City Receives Little to No Benefit from Filming at Alverno*

Earlier this month, the Planning Commission indicated that Alverno gets paid significantly for filming on their property, yet the city only receives funds to cover their costs, i.e., city staff, police, fire department, etc. The city representatives at the meeting agreed with this statement. It was also discussed that benefits to local businesses are negligible because film crews receive all meals on site and, most recently, are unable to leave the film site due to covid regulations. Why would the City Council encourage Alverno to create significant disruptions to neighbors when they do not receive significant revenue from filming nor do local businesses? It is my belief that filming also has significant impacts on the neighborhood and the environment which the city and its residents are not compensated for. Filming impacts traffic,

street conditions, noise, air quality, etc., and invites strangers into our neighborhood, possibly increasing criminal behavior.

*Alverno's Arguments Regarding Filming and Villa Upkeep are Invalid*

On several occasions, particularly at neighbor meetings, public speaking engagements, and City Council and Planning Commission Meetings, Alverno staff, Board of Directors, and parents/supporters have indicated that facility rentals for filming supplement their tuition and allow them to provide financial aid and other scholarships to low income students. In fact, in an interview with ABC7 Eyewitness News, Principal Fanara admitted that “the school does its best to keep filming noise down, but uses the income from movie shoots to keep the K-12 school up and running” and “it does help to offset the costs for the school so we can offer financial aid.”

More recently, during the last Community Services Commission and Planning Commission meetings, Mr. Farfsing, Board Chairman, changed his story about the need for facility rentals for filming. He indicated that Alverno’s filming income supplements the cost of upkeep of the Villa, which is a historical landmark built in 1928, and must be maintained per city ordinance. Specifically, Mr. Farfsing said that the Villa is a “very old building” and “needs a lot of work.” Mr. Farfsing, and representatives from Alverno, will inevitably present the same reasoning at the City Council meeting tonight. I do not believe this is a valid argument and justification for the constant filming at Alverno and resulting negative neighborhood and environmental impacts.

I enlisted the Foretell Group, a professional financial consulting firm, to review Alverno’s maintenance, upkeep, and janitorial costs, included in their published tax returns, in an attempt to understand their need for ongoing facility rental income. The Foretell Group noted that much of the costs could be attributed to the ongoing rental usage of the Villa and that party goers and film crews are more impactful of facilities than the normal wear and tear of staff and students. It is their belief that many of the maintenance costs would be decreased, or even eliminated, if the Villa was not rented out for non-school related events, like filming. They also indicated that facility upkeep costs were significantly inflated, compared to other facilities of the same size and age; possibly to increase funding towards salaries - but this was speculative.

Alverno provides a significant amount of financial aid, notably \$1.2M in 2020. Alverno and its supporters boast that 50% of their students receive financial assistance, which the Foretell Group felt was “disproportionate considering their reserve account and financial deficits.”

Alverno’s TK-8 tuition and other fees are a fraction of the cost of nearby private and parochial elementary schools. It is believed that Alverno significantly and inappropriately reduced tuition for the newly opened program in order to convince families to transfer from other local schools. It is the Foretell Group’s opinion that TK-8 tuition must increase significantly in the upcoming year, possibly doubling, in order to continue program operation.

It is the belief of the Foretell Group that Alverno is potentially financially unstable and fiscally irresponsible which has led to the increased need for non-school revenue including facility rentals for filming and weddings. They believe that increased rental income will be paramount to the continued operation of their educational programs in the future.

*Alverno Wedding and Filming Lawsuit of 1998*

Alverno neighbors initiated lawsuits against Alverno in January of 1998, in response to damages resulting from wedding and filming activities occurring at the school; *Janet Owens v. Mt. Alverno High School*, Los Angeles Superior Court, Case No. GC015546 and *Chui Chow v. Mt. Alverno High School*, Los Angeles Superior Court, Case No. GC015547.

Ms. Chow still lives in the neighborhood and believes the situation with Alverno has gotten worse in recent years. Ms. Chow lives on [REDACTED] and is concerned that her signature has not been secured for film permitting for quite some time. She is STILL very much involved with the challenges the neighbors face with Alverno filming and attends, and voices her concerns, at Alverno neighbor meetings, Community Services, Planning Commission, and City Council meetings; she will probably be in attendance at tonight’s City Council meeting!

Ms. Owens has since moved, but continues to communicate with me regularly by phone, text and email regarding Alverno.

As a result of the lawsuits, Alverno was required to pay neighbors \$15,000 in attorney fees and costs. They were also required to sign an injunctive relief agreement (Code Civ. Proc §525) which includes mandatory and prohibitory behaviors that Alverno is required to comply with in regards to rental activities. I believe Alverno violates this settlement on a daily basis.

Ms. Chow, Ms. Owens, and the other neighbors, currently have enough evidence to initiate another lawsuit against Alverno, or engage in legal mediation with them, regarding the daily violations against this settlement agreement. If they were to secure legal representation, Alverno could face civil and criminal contempt of court charges and may be ordered to pay damages or sanctions for failing to follow this court order.

### *FilmLA*

The City Planning and Community Services Commissions have heard our challenges and believe it is an incredibly serious and volatile situation, that critical communication issues exist between Alverno and neighbors, and that there are significant verifiable impacts to our quality of life and quiet enjoyment of our homes. They believe that a resolution will not come about quickly, if at all.

Neighbors have done extensive research on possible solutions to the challenges we face as a result of Alverno's filming and want to take an active part in creating positive change for our neighborhood and in our relationship with Alverno. In addition to amending the Commercial Photography and Motion Picture Filming Code to reflect our specific needs and challenges, neighbors believe partnering with an impartial outside agency will resolve many of the conflicts we have had with Alverno over the past two decades. We discovered an organization called FilmLA, a non-profit agency that "provides safeguards to neighbors and a centralized coordinator of film permits and related services in the city" (retrieved June 27, 2022, <https://www.filmla.com/our-services/>). Many cities including Los Angeles, Diamond Bar, South Gate, City of Industry, Lancaster, Palmdale, La Habra Heights, Vernon, Monterey Parke, Santa Monica, Newport Beach, San Dimas, Fullerton, Culver City, Gardena, and San Fernando, and local school districts including Glendale and La Canada, partner with FilmLA and have successful filming projects that meet the unique needs of the city, location, and residents.

FilmLA provides the following (retrieved June 27, 2022, <https://www.filmla.com/our-services/>):

Performs uniform, consistent notification to communities to ensure that residents and businesses are well-informed in advance of filming activity.

Facilitate on-location filming in a way that minimizes inconvenience to communities.

Proactively establishes an open rapport with local neighborhoods and coordinates permits with their concerns in mind.

Monitors streets and is assigned to sensitive filming locations to provide community members and production companies with aid throughout the filming day.

FilmLA is an expert in matters related to filming and its economic, civic and cultural benefits for the region. Their data and reports are regularly cited by government representatives, economists, and members of the media.

We believe FilmLA may be the answer to many of our challenges and a viable solution for the City of Sierra Madre and its residents. We hope that the City Council will consider partnering with FilmLA.

Thank you for your time and consideration.

Leesa A. Puleo

**From:** [REDACTED]  
**To:** [City Council](#); [Public Comment](#)  
**Subject:** Remarks for the 6\_28\_2022 City Council meeting  
**Date:** Tuesday, June 28, 2022 2:47:18 PM

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**CAUTION:** This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Date: June 28, 2022

To: City Council and Public Comment

From: Susan Neuhausen, [REDACTED]

These remarks are in response to public comments made at the June 14, 2022 City Council meeting regarding the Mater Dolorosa Hillside Zoning Initiative.

First and foremost, the initiative was drafted in direct response to the Meadows Project because that project is excessive on multiple levels, in terms of likely water usage during and after construction wildfire danger, and lack of adherence to the general plan and municipal code. I believe that the initiative is a good compromise, as it allows for development of the Mater Dolorosa property without over-development. Currently the Mater Dolorosa property is one of the only large properties that is not protected by a zoning designation of Open Space or Hillside Residential. And while of course the retreat center has property rights, they can't build whatever they want. My neighbors and I have property rights, too, but given the size of our lots, we would never get the permits to build the massive houses on too small lots that New Urban West is proposing to stack side by side in the Meadows subdivision. We simply can't fathom why Mater Dolorosa and New Urban West should be able to exceed the maximum allowable floor area for a given lot size by up to 215%.

Second, in my estimation, good neighbors behave the opposite of Mater Dolorosa. Good neighbors don't ask for special privileges, they tell the truth and don't cast aspersions, they abide by the rules, and they don't threaten lawsuits if things don't go their way.

Third, during the last city council meeting, there were several comments about what could and could not be done under the initiative with the retreat center having non-conforming use status. -The Passionists can continue doing everything they have been doing. Changing to residential hillside zoning does not infringe on their religious freedom or their ability to complete their mission. They can install solar panels. They can remodel in any way they want. As would be needed for any remodel, they would need a permit; they would obtain a minor conditional use permit under the non-conforming uses ordinance.

In conclusion, threatening lawsuits is not neighborly, and no one should be subjected to any more bullying, misinformation, or fear-mongering. The initiative deserves to be discussed and voted on by Sierra Madre residents based on its merits. It's what civil discourse and democracy are all about. Thank you.

**From:** [REDACTED]  
**To:** [Public Comment](#)  
**Subject:** Lavender Marketplace, Workshops and Event Venue  
**Date:** Tuesday, June 28, 2022 3:07:15 PM

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**CAUTION:** This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Mayor and Members of the City Council

Thank you for considering to adopt the item on your agenda this evening regarding Temporary Use Permits. This is a step forward in preventing future abuse of the City's Temporary Use Permit ordinance. However, I don't feel that it fully addresses the current situation the residents of Olive Avenue (and surrounding streets) are experiencing.

The Lavender Marketplace, Workshops and Event Venue, located at 89 Olive Avenue, has been operating on our small residential street since 2015. This is a commercial business in an R1 Zone which is in violation of the City's Municipal Code. See details below.

The amendments to the TUP ordinance help to reduce the number large events that this business can hold during the calendar year, however, it still allows for an unlimited number of smaller events. Large or small this business activity is a nuisance and disruptive to the quality of life for the other residents on Olive Ave and it is detrimental to the character of the surrounding neighborhood.

I am requesting that the City Council take action and have the City's existing municipal code enforced so that the residents of Olive Avenue may get back their quiet and peaceful neighborhood.

Best regards,  
Anthony S

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#### **ZONING R1 (Residential)**

##### **17.20.020 - Permitted uses.**

No person shall use, nor shall any property owner permit the use of any property or lot located in any R-1 zone for any use other than the following:

One-family dwellings of a permanent character; not more than one per lot (except for second units in compliance with [Chapter 17.22](#)); placed in a permanent location, containing not more than one kitchen; used by but one family; and **not used for commercial purposes other than home occupations.**

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##### **17.85.040 - Home Occupations**

A. The use **shall not generate any pedestrian or vehicular traffic above that which is normal**, or reasonable, for the district where the home occupation is located.

E. There shall be **no generation of objectionable... noise**

F. All aspects of the home occupation shall be **conducted entirely within an enclosed structure**. Activities and other related items or actions produced or used in conjunction with the home occupation **shall not be conducted outdoors**.

H. There shall be **no on-site employment of help**, other than members of the resident family (Each event requires the hiring of: Caterers, Bartenders, Photographers, Florists, Planners, etc.)

## RELEASE AND SETTLEMENT AGREEMENT

This Release and Settlement Agreement is entered into effective the date the last party is signator to this agreement, and is based on the following:

### I.

#### RECITALS

1. Parties. This agreement is made by and between the plaintiffs, JANET OWENS and CHUI CHOW, hereinafter referred to as the "plaintiffs" and the defendant, MT. ALVERNO HIGH SCHOOL, hereinafter referred to as "defendant."

2. Lawsuit. The plaintiffs have filed two separate lawsuits. The first is entitled Janet Owens v. Mt. Alverno High School, Los Angeles Superior Court Case No. GC015546. The second is entitled Chui Chow v. Mt. Alverno High School, Los Angeles Superior Court Case No. GC015547. The causes of action stated in both plaintiffs' Complaint for damages include those for nuisance and injunctive relief. Defendant denies the material allegations of the Complaint, and denies any and all wrongdoing to plaintiffs.

The Complaint arises out of certain functions which occur at defendant's property, including weddings and filming activities conducted in and around the former Barlow mansion

which is a scale model replica of the Villa Collarzi, hereinafter referred to as the "Villa".

3. Purpose of the Agreement. It is now the intention of all the parties to settle, compromise and resolve all of the claims, disagreements, disputes, potential claims and rights between the plaintiffs and the defendant which now exist or which may later exist, relating in any manner whatsoever to the facts and circumstances set forth in all of the pleadings in the lawsuits identified hereinabove, including, but not limited to, the dealings between the parties with regard to defendant's use of the campus of Mt. Alverno High School for the purpose of conducting weddings and other filming activities, and to compromise, resolve and waive any and all claims, disputes, disagreements and potential claims between themselves relating to said operations. It is the contention of defendant that said weddings and filming activities have, at all times, been a legal use of the property and in no way constitutes a violation of any statute or ordinance.

4. Payments and Releases. Defendant agrees that payment may be made on its behalf to the plaintiffs and their attorney in the total sum of \$15,000, which constitutes settlement of plaintiffs attorney's fees and costs. For and in consideration of the payment on behalf of said defendant in the amount of \$15,000.00, and in consideration of the mutual covenants and promises contained herein, the plaintiffs, for

themselves, their assigns, present or former spouses, heirs, agents and attorneys do fully and forever release and discharge defendant and its predecessors, successors, partners, employees, former employees, members, students, administrators, assigns, agents, owners, directors, officers, affiliated entities, attorneys and insurers for and from any and all manner of claims or causes of action in law or equity, liabilities, damages, expenses or costs which plaintiff now has or may have had in the past against said defendant arising out of the use of the Mt. Alverno campus for wedding receptions and filming activities.

The parties agree that the terms of this settlement, including but not limited to, the amount of money paid.

Finally, the plaintiffs and defendants agree that the continued operation of the campus for wedding receptions

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and filming activities shall be subject to certain rules of operation, and set herein below more fully, and that all parties agree to be bound by the terms and conditions set forth herein below.

5. Dismissal of Claims and Pending Lawsuits. Upon receipt of the settlement amount, the plaintiffs agree as part of the settlement to tender to the defendant an executed Request for Dismissal, without prejudice, of the entire consolidated action, entitled Janet Owens v. Mt. Alverno High School, Los Angeles Superior Court Case No. GC015546 and its consolidated, companion action, Chui Chow v. Mt. Alverno High School, Los Angeles Superior Court Case No. GC015547.

Any grievances the plaintiffs may have hereafter regarding the operation of the campus for filming activities and wedding receptions, will be resolved by way of the Alternative Dispute Resolution, grievance procedure, set forth more fully below.

## II.

### AGREEMENTS

1. Weddings and Wedding Receptions. Defendant and plaintiffs agree that weddings will, at all times, be conducted according to the following rules:

1. Weddings will only occur on weekends.

2. Amplified music will be allowed within the Villa only. There will be no amplified music outside of the Villa.

3. Weddings must end by 10:00 p.m. sharp. All music must end by 9:30 p.m. As soon as is practically possible, all attendees at the wedding and caterers, musicians, and other vendors rendering services at the wedding, must vacate the premises, but in any event no later than 11:00 p.m.

4. There shall be ample parking for all weddings on campus, and said parking shall be made available to wedding attendees at least an hour before any scheduled wedding.

5. Private security shall be provided at all weddings, and they shall enforce the rules. Their activities will include, but is not limited to, the following:

(a) They will take decibel readings at each wedding on a periodic basis, and record these decibel readings in a log.

(b) The decibel levels at all weddings shall be in compliance with the Sierra Madre Municipal Code. Furthermore, the findings of the court appointed referee were that sound emanating from the Villa was reasonable if it was within 70 db at the Villa, allowing 84 db for 15 minutes per hour, 89 db for 5 minutes per hour and 94 db for 1 minute per hour between the hours of 7:00 a.m. at 10:00 p.m. These findings shall serve as a baseline for evaluation of whether or

not the noise emanating from weddings at the Villa are in compliance with the applicable Sierra Madre Code.

(c) The private security guard shall have the authority to close down any wedding which does not comply with any of the rules set forth herein.

(d) The plaintiffs shall be provided with a pager number to contact the security guard directly. When plaintiffs attempt to contact the security guard, he will conduct himself as follows:

(1) He shall respond to plaintiff's call within fifteen minutes.

(2) In the event there is a complaint by a neighbor about the noise emanating from the wedding, the security guard shall take a decibel reading from immediately outside the Villa and immediately outside the residence of the neighbor, with all doors to the residence closed, and said readings shall be recorded by the security guard in his log.

(3) The security guard shall also keep a log of each complaint, the date and time thereof, his response thereto, and what efforts, if any, were made to rectify the problem.

6. In the event any of the neighbors, or the school, believe that a wedding and its reception are not in compliance with the agreements stated herein, or that the neighbor is unnecessarily interfering with the continued operation of the Villa for purposes of weddings and wedding

receptions, the aggrieved party shall follow the grievance procedure set forth herein below.

2. Filming Activities.

1. All filming activities on the Mt. Alverno campus must be licensed by the City of Sierra Madre.

2. All filming activities shall be coordinated with the film coordinator designated by the City of Sierra Madre. Presently, this film coordinator is Awest of Awest Productions.

3. A private security guard shall be hired by the school for every licensed film activity, and he or she shall be present at all times on the Mt. Alverno campus when filming activity is engaged in. His duties will include the following:

(a) He shall enforce all of the rules and regulations of both Mt. Alverno, the City of Sierra Madre, and those set forth herein in this settlement agreement.

(b) He shall be equipped with a pager so that plaintiffs can make complaints to him at any time. In the event plaintiffs make a complaint, he shall keep a log of those complaints, his response thereto, and the outcome of the complaint.

(c) The security guard shall have the authority to close down any film activity which fails to comply with any of the rules or regulations of the City of Sierra Madre and Mt. Alverno High School or as set forth herein.

4. On all occasions when film activity is conducted on campus, all property owners immediately adjacent to campus shall be given advance written notice of the proposed activity. In order for any filming activity to go forward, at least three-quarters of the property owners immediately adjacent to the property must consent to such filming activity.

5. All trucks and heavy equipment used during filming activities must enter and exit campus between the hours of 7:00 a.m. and 10:00 p.m. They may, however, remain parked without their engines running on campus during the hours when the campus is otherwise locked (between 10:00 p.m. and 7:00 a.m.). Furthermore, trucks and heavy equipment are to abide by the following rules of operation:

(a) Trucks are not to stop, park, idle, or await the opening of campus on that part of Michillinda Avenue immediately adjacent to campus between the hours of 10:00 p.m. and 7:00 a.m.

(b) Trucks and heavy equipment are to park and wait for opening at the shopping center located on the northwest corner of Michillinda and Sierra Madre Blvd. Access to the campus by trucks, heavy equipment and other vehicles used in conjunction with film shootings shall not be allowed prior to 7:00 a.m., and any trucks and heavy equipment seeking entry onto campus shall not come before 7:00 a.m.

(c) No trucks or heavy equipment used in conjunction with filming activity may be removed from campus between the hours of 10:00 p.m. and 7:00 a.m.

6. All passenger cars or vans used by film crews in conjunction with filming activities are to be parked at designated sites off campus. All participants in the filming activities are to be transported to campus by vans provided by the film producers. No film personnel are to park their vehicles on the "public streets immediately adjacent to campus.

7. Filming activity is to be confined to the area in and around the Villa. At all times, filming activities at the Villa shall use a blank generator and it shall be located on the paved area adjacent to the northeast corner of the Villa. Trailers and dressing rooms shall, whenever possible, be placed on the stretch of lawn between the north end of the Villa and the south side of the high school, so long as they can be reasonably accommodated in that area.

8. All filming must end by 9:30 p.m.

(a) All activity on the film sets must end by 10:00 p.m.

(b) In the event filming activity on the set on campus continues after 10:00 p.m., the security guard and/or the fire inspector shall shut down the site and cause all persons involved with the film activity to leave campus.

(c) All personnel involved with the filming activity must be off campus no later than 10:00 p.m. and the campus shall then be locked by the security guard. The security guard shall be the last to leave campus, and may do so only after the campus has been locked.

(d) No film activity may commence on campus before 7:00 a.m., nor are any film crew members allowed on the campus between the hours of 10:00 p.m. and 7:00 a.m.

9. "No rock video may be filmed on campus.

10. There will be no overnight filming activities on campus.

11. No filming activities will involve the use of explosives or fireworks.

### 3. Alternative Dispute Resolution, Grievance

#### Procedure.

1. Plaintiffs shall not attempt to close down any filming activity on their own, and shall at all times abide by the agreement set forth herein. In the event a neighbor feels that the rules are not being complied with, they shall first contact the security guard who shall respond to their complaint in accordance with this agreement. The security guard is to make a written request of any such complaints and what response, if any, he made to said complaints. In the event that plaintiffs feel the guard has been non-responsive or the rule violations have persisted, plaintiffs are to follow the grievance procedures set forth below.

2. The defendant shall conduct the weddings and film activities on campus in compliance with the rules and regulations set forth herein and the laws of the City of Sierra Madre. Furthermore, they will make a good faith effort to respond to each and every complaint of the plaintiffs. In the event the defendant feels that the complaints of the plaintiffs are frivolous or taken in bad faith, or that the plaintiffs are attempting to interfere with the defendant's lawful use of their property, the defendant is to follow the grievance procedure set forth herein.

3. The parties agree that any and all grievances by either party shall be reviewed by way of a previously selected arbitrator who shall serve as permanent arbitrator for all purposes during the tenure of his services. The parties shall agree to a permanent arbitrator who shall sit until the parties agree to his or her replacement. The cost of the arbitrator shall be borne equally by each of the parties. Presently, the parties agree that the Honorable Gabriel Gutierrez, Retired Judge of the Superior Court, shall serve as the arbitrator until the parties agree to his or her replacement.

4. In the event one of the parties wishes to pursue a grievance, then they are to serve a formal, written demand for arbitration on the other party and the arbitrator. All demands for arbitration must contain a statement as to the nature of the grievance and the date of its occurrence. The

arbitrator shall then select an arbitration date at least 30 days thereafter, but in no event more than 45 days thereafter. Under extraordinary circumstances, each party has the right to petition the arbitrator for an earlier hearing date, but only upon showing by way of written affidavit that there is a good faith need for the order shortening time.

5. At least 20 days prior to the date selected for the hearing by the arbitrator, the party filing the demand for arbitration shall serve a statement and brief setting forth with particularity the nature and extent of the conduct allegedly constituting the grievance, the date of its occurrence, all witnesses to be called at the hearing and identify all evidence (written, documentary, film or otherwise) to be presented at the hearing. Any law which the petitioning party relies upon shall be set forth in the brief.

6. At least ten days prior to the hearing, the party responding to the demand must serve a reply brief, responding to the allegations and identifying all witnesses and evidence (written, documentary, film, or otherwise) to be used at the hearing. Any law which the other responding party relies upon shall be set forth in the reply brief.

7. At any time, plaintiffs may make demand on defendant to produce at the time of the hearing the logs identified hereinabove. Said demand must be in writing and served no less than ten days prior to the hearing.

8. All hearings shall be conducted under the California Code of Evidence, the Rules of Court, and the Code

of Civil Procedure. The court hearing the arbitration shall have subpoena powers as set forth under the Code of Civil Procedure. All testimony will be taken under oath, and if a party chooses, at his or her expense, all proceedings shall be recorded by a certified, shorthand reporter. The transcript of any such proceedings can be used at any subsequent arbitration hearings or at trial in the above-referenced matters.

9. The parties shall attempt to agree to a set of guidelines as to the type of relief that the arbitrator may award. If the parties cannot agree, the matter of relief shall be submitted to the arbitrator for his or her determination.

10. After each arbitration hearing, the arbitrator shall prepare a written statement of decision, setting forth all of its conclusions and orders in response to the arbitration, and shall serve a copy on all parties.

11. For the first three arbitration hearings, each party shall bear their own costs, other than sharing jointly in the cost of the arbitrator. In the event either party chooses to record the arbitration hearing by way of a certified shorthand reporter, the party desiring the court reporter shall incur the costs of said court reporter. From the time of the fourth arbitration onward, if the arbitrator concludes that the demand for arbitration was brought or opposed in bad faith, the arbitrator shall award costs, including attorneys' fees, to the prevailing party. The award of the arbitrator in this regard can be reduced to a judgment

under the laws of the State of California under this or any other action which may be pending between the parties.

12. The parties agree to be bound by the terms and conditions of this agreement. They further agree to the dismissal, without prejudice, of the cases of Janet Owens v. Mt. Alverno High School, Los Angeles Superior Court Case No. GC015546 and Chui Chow v. Mt. Alverno High School, Los Angeles Superior Court Case No. GC015547, each party to bear their own costs.

APPROVED AS TO FORM AND CONTENT:

DATED: 7/24/98

LAW OFFICES OF KEITH F. ROUSE

By: Keith F. Rouse  
KEITH F. ROUSE  
Attorneys for plaintiffs,  
JANET OWENS and CHUI CHOW

APPROVED AS TO FORM AND CONTENT:

DATED: 9/25/98

MARQUEZ & ASSOCIATES

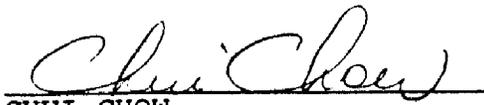
By: Robert B. Marquez  
ROBERT B. MARQUEZ  
Attorneys for defendant,  
MT. ALVERNO HIGH SCHOOL

I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH  
HEREIN ABOVE:

DATED: 7-24-98

Janet Owens  
JANET OWENS

I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH  
HEREIN ABOVE:

DATED: 7/24/98   
CHUI CHOW

I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH  
HEREIN ABOVE:

DATED: 9/23/98   
PRINCIPAL  
OF MT. ALVERNO HIGH SCHOOL



ALVERNO  
HIGH SCHOOL

May 1, 2009

Mr. Danny Castro, Development Services Director  
City of Sierra Madre  
232 W. Sierra Madre Boulevard  
Sierra Madre, CA 91204

**Re: Temporary Use Permit – Villa De Sol D'Oro**

Dear Mr. Castro:

This letter outlines Alverno High School's (AHS) request for a Temporary Use Permit (TUP) for the private rental events for the Villa De Sol D'Oro (Villa). We have also enclosed with the letter the City application form for the TUP. It is our understanding that the City Council will conduct a public hearing on this application, where AHS will be invited to give a presentation. As requested by City staff, AHS is submitting this TUP application as an interim planning measure to be in effect during the period of time that City is processing the amendment to the existing Conditional Use Permit for the school and the proposed Conditional Use Permit for the adaptive reuse of the Villa. As you are aware, the Villa was granted historic landmark status under Section 17.82.040 of the Sierra Madre Municipal Code. The landmark status permits a separate conditional use permit application to "facilitate adaptive reuse" of historic landmarks.

The preservation of Sierra Madre's historic heritage is an important priority and makes our community unique and a special place. The school has worked hard to maintain the Villa and grounds for the use and enjoyment of the Sierra Madre community and our neighbors, since we recognize the unique nature of the Barlow Estate. We have also prided ourselves in supporting the City and the community during the last 50 years. However, the high cost of the Villa's maintenance and restoration, to our core mission of providing college preparatory education for young women, is only now being fully recognized by the school.

As a way of brief background, Alverno High School has operated under a conditional use permit granted by the City Council in June of 1960. We will be celebrating the fiftieth anniversary of the school in 2010. The school's master plan has not seen substantial

changes since 1964, when the library was constructed. The demands on education have changed substantially in the last fifty years and the school's facilities need to be updated to keep up with this change. AHS submitted an application for the amendment to the school's master plan in July of 2007.

This application included the use of the Villa for school events, as well as for City events, as outlined in the existing Facility Use Agreement approved by the City Council on March 29, 2009. Typically school events include dances and school receptions, while typical City events include fund raising for the Friends of the Library, City Council and Commission meetings and workshops. As a community service the school routinely donates the use of the Villa and other school facilities to the City and to Sierra Madre community groups. The application also included the use of the Villa for private rental events, such as weddings and wedding receptions. Private rental events have been held at the Villa for the last twenty years.†

During the processing of the school's conditional use permit, the issue of the use of the Villa for private events was raised by certain neighbors who live adjacent to the school. After discussions with the City staff and City Attorney, the school feels it best to separate out the two distinct uses of the Villa for purposes of clarity. AHS will continue to process the amendment to the conditional use permit. The facilities planned by the school will have a complete environmental review and full public hearings.

Further, AHS has agreed to submit a separate conditional use permit application for the adaptive reuse of the Villa, within one year of the approval of the amendment to the school's conditional use permit. Conditional use permits for adaptive reuse of historic structures are specifically allowed under Section 17.82.060(B)(4) of the Sierra Madre Municipal Code.

AHS has been involved since 2005 in a neighborhood outreach effort in order to address and resolve planning issues related to the proposed revised master plan. The school sponsored two Neighborhood Workshops (March and October of 2005), inviting everyone living within 300 feet of the school to review and comment on the proposed master plan. We have made substantial changes to the plan and to our existing operations as a result of these meetings. The school also funded a Neighborhood Facilitation Process (in 2007) of six meetings with key neighbors. The school funded the recent Environmental Scoping Session held in November 2008 on the master plan.

The school has taken steps and will continue to take steps to resolve issues as they arise. AHS believes that based on four-years of neighborhood outreach, and the recent public scoping session for the environmental document, that the Villa's private rental events (weddings/wedding receptions) remains as the major stumbling block with certain neighbors.

The preservation of the Villa is an important goal for the school, the City and for the neighbors. However, the Villa cannot effectively be maintained and restored as a private residence, which was the former use prior to 1960. The Villa has been used for a variety

of uses since 1960, including a convent, chapel, library, class rooms and for special events (school, City and private rentals). Preserving and maintaining large historic structures is expensive. The City's General Plan and Zoning Ordinances address the difficulty that private property owners have in maintaining and restoring historic structures. Further, the City's General Plan and Zoning Ordinance anticipate the "adaptive reuse" of historic structures, in order to provide financial incentives for their maintenance and restoration.

Recently the school invested over \$30,000 in repairing leaks to the Villa's reflecting pool, by installing a new liner and fountains. The income from rental events completed this restoration work. Without this income, the restoration could not have been completed. We now have a preliminary estimate that the structural and safety stabilization of the Villa will cost over \$200,000. The school believes that we need to be given sufficient time to prepare an application for the reuse and restoration of the Villa. We believe it is best to move forward with the amendment to the school's existing conditional use permit and to return with a separate application for the adaptive reuse of the Villa. We would commit to return with the adaptive use application within one year of the approval of the amendment to the school's conditional use permit.

The school is proposing a series of interim mitigation measures designed to address noise and other operational issues raised by the City staff and certain neighbors for the private rental events. The proposed interim mitigation measures for the Villa's non-school and non-City events are the following:

1. There shall be no music past 9:30 p.m.
2. All evening events shall end at 10:00 p.m.
3. The School's gates shall be locked at 11:00 p.m.
4. The School shall provide a written event schedule to the neighbors on a quarterly basis.
5. The School shall have special event security at all events.
6. The School shall include the requirement for an events manager in the catering contract.
7. The School shall provide an emergency contact phone number of a staff member for weekend events for the Sierra Madre Police Department and for the neighbors.
8. The school shall submit a separate conditional use permit application for the adaptive reuse of the Villa within one year of the approval of the amendment to the school's conditional use permit.

The interim time period will be used to conduct additional noise and traffic studies in order to assess the potential impacts of these events and to develop mitigation measures. It is our understanding that Items 1-8 are the mitigation measures that will be included in the TUP conditions.

We are taking this opportunity to provide the City with copies of a settlement agreement reached between the AHS and two of the neighbors in 1996. This document was released by the neighbors several years ago and contains various agreements for filming and rental

events at the Villa. We believe that the neighbors may have previously provided a copy of the agreement to the City. AHS continues to abide by the terms of this agreement, including working with the City and the neighbors to resolve issues as they arise.

We appreciate the support of the City during this application period in continuing the private rental events. AHS recognizes and takes seriously its responsibility to be good neighbors. We believe that the conditional use permit applications will result in a "win-win" situation for the City, the neighbors and for the school. AHS looks forward to addressing any questions that the City or the neighbors may have. Please do not hesitate to contact me if you have any question, need additional information or would like to take a tour of our campus or the Villa. I can be reached at 626-355-3463.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Gillick". The signature is fluid and cursive, written over a light blue horizontal line.

Ann Gillick  
Head of School

cc: Board of Trustees

Attachment: Special Use Permit Application  
Settlement Agreement

Alverno High School  
Temporary Use Permit Conditions  
March 2009

The Board of Trustees met on February 21, 2009 to discuss the City staff proposal that Alverno High School apply for a Temporary Use Permits during the period of time that the City is processing the Conditional Use Permit for the School (Master Plan) and the Conditional Use for the Adaptive Reuse of the Villa (Villa CUP). The Board was generally in favor of the proposal and suggested that the school submit the following language to the City:

*"Alverno High School has agreed to submit a conditional use permit application for the adaptive reuse of the Villa within one year of the approval of the Master Plan application. The school has further agreed to a series of interim measures designed to address the operations of private events at the Villa, during the consideration of the adaptive reuse application for the Villa by the City. Noise studies will be conducted on non-school and non-city events during this interim period in order to assess the potential impacts and to design mitigation measures.*

*The interim mitigation measures for the Villa's non-school and non-city events are the following:*

- 1) *There shall be one quiet or event free weekend per month. \**
- 2) *There shall be no music at evening events past 9:30 p.m.*
- 3) *All evening events are to end at 10:00 p.m.*
- 4) *The School's gates shall be locked at 11:00 p.m.*
- 5) *The School shall have special event security at all Villa events.*
- 6) *The School shall include the requirement for an event manager in the catering contracts.*
- 7) *The School shall provide an emergency contact phone number of a staff member for weekend events for the Sierra Madre Police Department and for the neighbors.*
- 8) *The School shall provide a written event schedule, with the emergency contact phone number, to the neighbors on a quarterly basis."*

*Wedding / Receptions / Memorial services / Retreats / Friends of SM  
City may impose more!*

# **AGENDA**

## **Alverno Master Plan Update**

**&**

## **Temporary Use Permit**

August 31, 2009. 7:00 p.m. to 8:30 p.m.

### **I. Introductions**

Ann Gillick, Head of School and Ken Farfsing, Vice-President, Alverno Board of Trustees

### **II. Purpose of the Meeting**

The purpose of the meeting is to provide information on the Alverno Master Plan Update and the need for a Temporary Use Permit for the Villa. The meeting will also provide information on the City Council's public hearing on the Temporary Use Permit, including the submission of letters of support and providing oral testimony.

### **III. Brief Background**

- Background on the Alverno Master Plan
- The City's Entitlement Process
- Temporary Use Permit for the Villa

### **IV. The Villa Restoration Permit**

### **V. Public Hearing on the Temporary Use Permit**

- Tuesday, September 8, 2009 at 6:30 p.m.
- Tuesday, September 22, 2009 at 6:30 p.m.

### **VI. Hearing Decorum/ Procedures for Submitting Written and Oral Comments**

### **VII. Questions and Answers**

*September 19, 2010*

**ALVERNO HIGH SCHOOL  
CHANGES MADE FOR  
NEIGHBORS**

Due to concerns voiced by neighbors throughout the past 5 years at neighborhood and facilitation meetings, the following is a list of changes the school has voluntarily made in response to these concerns:

- Limited weekend events to Saturday only except for Open House in November and January
- All music at weddings ends promptly at 9:30 p.m. and all guests must be off premises at 10:00 p.m. Only caterers are allowed to be here until 11:00 p.m.
- All gates are locked at 10:00 p.m. for weddings and filming
- Although the City rules allow that film trucks can begin coming on to the premises at 7:00 a.m., we require they not arrive until 7:30 a.m.
- Provided valet parking, on a trial basis, for all weddings for the past year so that entrance and egress from weddings can be monitored and rotated from Wilson to Michillinda on a regular basis, we lock gates to control which street exits are used
- Installed a new bell system to a soft chime rather than a loud ring that had been in effect for the past 45 years
- Turned off all outdoor amplification of bells and announcements
- Send out letters to all neighbors at the beginning of each school year with all school events listed
- Send out letters to all neighbors quarterly with all events including weddings, fundraisers and filming (if possible)
- Will distribute updated magnet with emergency contact information to replace old ones with December quarterly letter
- Turned down a regular film company once writers strike began to avoid possible picketing
- Turned down several offers from Pasadena Showcase to feature and upgrade Villa
- Require maximum decibel reading not to exceed 60 decibels, as opposed to City requirement of 70 decibels
- Changed contact information to reach security guard to hard line telephone number rather than pager due to poor mobile reception on our property
- Began keeping a log of all neighbor communications in 2005 and personally respond to all such communications



**From:** K S [redacted]  
**Subject:** Re: F m ng and set up w thout ne ghbor approva  
**Date:** January 7, 2022 at 6:31 PM  
**To:** andrea berto n aberto n@a.vernohe.ghs.org  
**Cc:** Lawren He nz he nz@c.tyofs.erramadre.com, Rache e Ar zmend rar zmend @c.tyofs.erramadre.com, Jose Reynosa jreynosa@c.tyofs.erramadre.com, V ncent Gonza ez VGonza ez@c.tyofs.erramadre.com, Roder ck Arma n arma n@c.tyofs.erramadre.com, Gregory S va gs va@c.tyofs.erramadre.com, Ken Fars ng [redacted] Jonah Sm th [redacted]

Dear Ms. Berta n ,

W th a due respect, set up started yesterday. We wou d be most happy f you wou d respond to our quest ons. We can pass your answer on.

***Please help the neighbors surrounding 200 N. Michillinda Ave understand how Paramount TV has been setting up and filming for two days without any of the neighbors approval?***

A so, does th s mean we w be dea ng w th a major ty of the schoo us ng the park ng ot to accommodate the fi m ng on campus next week?

Thank you, we know what the c ty code s. It seems you cou d have updated the ca endar ast week.

Respectfu y yours,  
 Mr. & Mrs. K Stephens

\*\*\* Disclaimer \*\*\*

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On Jan 7, 2022, at 6:03 PM, Ms. Berto n <aberto n@a.vernohe.ghs.org> wrote:

Mr. & Mrs. K Stephens,

I have been ons te a day today. In the future please ca or ema and I w meet you to d scuss your concerns or answer any quest ons.

Th s product on crew started today and ends on Tuesday, January 11th. Fr day (prep), Monday (fi m) and Tuesday (str ke).

In response to my know edge of fi m ng - I d d not have ver ficat on of fi m ng be ng approved unt Thursday even ng. Therefore I cou d not have nc uded that n my ema sent out on December 27th.

If you wou d ke to go over the fi m ng procedures and book ng process n regards to A verno I w be happy to exp a n further at the ne ghbor meet ng on January 24th at 6:30 pm or we can set-up a t me to speak over the phone - [redacted]

Th s s the nformat on I have n regards to the c ty s process: <https://www.c.tyofs.erramadre.com/bus.ness/fi.m.ng>

Sincerely

Andrea Bertollini 91



On Fr, Jan 7, 2022 at 5:33 PM K S <[redacted]> wrote:

Dear Lawren and Andrea,

Please he p the ne ghbors surround ng 200 N. M ch nda Ave understand how Paramount TV has been sett ng up and fi m ng for two days w thout any of the ne ghbors approva ? Ser ous y?

Why s th s fi m, wh ch s us ng severa sem trucks, a few dozen crew veh ces, a crane, bank ght, generator and other per phera equipment dr v ng by us and our ne ghbors? D d you th nk the ne ghbors wou d not know Paramount was fi m ng?

Andrea, you are the fac tes manager of AHA. You knew about th s fi m and are respons be for a ow ng th s d srup on as we . There was no fi m on the ca endar you sent out.

The secur ty guard at the gate spoke no Eng sh. She on y shrugged her shou ders when we asked to speak to someone n charge. Paramounts words of be nq non d srup ve are ho ow because the r trucks are no sv and d srup ve. espec a v that

beeping.

Who's once again responsible for ignoring the city code for filming and not getting neighborhood approval for a film?

Respectfully yours,  
Mr. & Mrs. K Stephens

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## Filming overload

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[REDACTED] Wed, Jul 26, 2017 at 3:54 PM

To: Cindy McLoughlin <cmcloughlin@alverno-hs.org>, jpeterson@cityofsierramadre.com, rsilvaBARRON@cityofsierramadre.com

Dear Ms. Silva\_Barron, Ms. McLoughlin and Ms. Peterson,

If you are considering granting or inviting more filming at Alverno, we are implore you not to. We are kindly asking the city of Sierra Madre and Alverno Academy to give us a break for the rest of the summer (through September) from the onslaught of filming permits and films, including photoshoots.

We have not always been notified of when there would be filming this summer. When we called to register our complaint by the 3rd or 4th film shoot in July we were told we were on a list when we called Sierra Madre City Hall --- please provide us a copy of the list that says not to notice us. We did not ask to be on a list as such.

The constant activity and expectation that we put up with the varies. Overall the intrusive filming and surrounding activities that has come into our home has been too much and too often. We derive no benefit from this activity that precludes us from living in our home and using it as we would like. It is our home, not a school, nor a soundstage and we certainly feel the promises to curtail such intrusions has been exceedingly lax and careless with this onslaught of massive productions one after another.

Thank you,

Keith and Kristin Stephens

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**Follow up:  
No one responded.  
More filming.**

**CITY OF PASADENA**  
**INSTRUCTIONS AND REGULATIONS FOR CONDUCTING FILMING,**  
**VIDEOTAPING, AND STILL PHOTOGRAPHY ACTIVITIES**  
**FILMING PERMIT TERMS & CONDITIONS and OPERATIONAL**  
**GUIDELINES (Page 1 of 5)**

=====

1. The initial application process and subsequent follow-up will be handled through the Film Liaison, located at the Permit Center 175 North Garfield Avenue, Pasadena, California 91101. Telephone 626-744-3964. Filming includes videotaping and still photography.
2. Please fill out the Application Form completely and attach the following documents on the forms provided, as applicable:
  - a) Scaled Plan - required for all filming activities which require parking or occupancy of any vehicle, equipment, or person associated with the filming activity on the public right-of-way.
  - b) Permission to Use Property Form - required for all filming activities on privately owned property. Signed form provided must accompany film permit.
  - c) Signature Form - signatures are required from residents in residential areas and may be required in commercial areas.
  - d) Notification Letter - all residents and merchants within a half-block (300 feet) of the film location must receive notice of filming. The letter must be typed on film company letterhead per the attached instructions.
  - e) Student and Non-Profit - letter from the school or proof of non-profit organization must accompany the film permit.
  - f) Certificate of Insurance Form - must be on file with the City prior to filming activity. Requirements are: \$1,000,000 General Liability & additional insured endorsement; \$100,000 Auto Coverage, and statutory limits for Worker's Compensation.

NOTE: Complete application and applicable attachments must be submitted three (3) working days prior to filming. If there is a request or need for a street closure, application and attachments must be submitted five (5) working days prior to filming. Permits may be expedited in less than three or five days time with the signatures of approval from all affected property owners/tenants as stated in the City's filming guidelines.

3. For filming on City-owned property, the Film Liaison will coordinate the necessary arrangements (excluding: the Rose Bowl and Conference Center sites). The use of the Rose Bowl must be cleared by the Rose Bowl Coordinator, and the use of the Conference Center requires approval of the Conference Center Manager.
4. Pasadena Municipal Code (P.M.C.), Section 5.16.250, regarding fees must be complied with (see attached schedule).

Although application fees are waived for student projects, non-profit projects, director's reels and public service filming, all other regulations will be enforced and a permit is still required.

5. For protection and safety reasons, and to protect the integrity of the City's residential neighborhoods, the following regulations have been established.
  - a) Written permission will be required from the property owner(s) and tenant(s) of each location to be used. There is a 300 feet notification requirement (linear distance in each direction from the front property lines on both sides of the street) as well as any additional properties affected including properties abutting alleys used for transportation. For filming occurring in backyards, the Film Office will request notification of property owners behind the film location. The Film Liaison also has the right to require signatures from these additionally impacted neighbors. In residential areas, written permission is required from the property owners or tenants affected by filming (i.e. noise, lights, parking, or filming in front of their property). All overnight filming, including set up and strike down (before 7:00 a.m. or after 10:00 p.m.) in a residential area will require 75% signatures on a Friday or Saturday, and all other days of the week will require 90% signatures to film overnight in a residential area. However, the following neighborhoods that have been continually in high demand by the filmmakers or would be high demand without special protections will remain at 100% including: Madison from California to Glenarm; Oakland from California

# FILMING PERMIT TERMS & CONDITIONS and OPERATIONAL GUIDELINES (Page 2 of 5)

to Glenarm; Fillmore from Los Robles to El Molino; Alpine from Los Robles to El Molino; Miles from Los Robles to Oakland; Prospect Blvd. From Orange Grove to Lincoln; Prospect Square from Prospect Blvd. to Rosemont; Prospect Crescent – the entirety; Prospect Terrace from Prospect Blvd. to Rosemont; Armada from Westgate to Prospect Blvd.; Palmetto from Grand to Orange Grove; La Mesa between Armada and Prospect Blvd.; Grand Avenue from Locke Haven to California; South San Rafael from Colorado Blvd. to La Loma including San Rafael Lane. Street closures in residential or commercial areas will require 100% signatures at any given time. At condos or apartment complexes, the Film Company may obtain either the signature of the designated representative or those tenants within 100 feet of the parking or filming activity.

Commercial properties: Although past administrative practice has required signatures from all merchants or property owners if filming or parking occurs in front of their commercial properties, this is more closely defined as follows:

In commercial areas, signatures are required from property owners or tenants who fall within the impacted area. The impacted area is defined from the first to the last truck, camera placement, and personnel or equipment set up on the side of the street where the activity is occurring.

Definition clarification: “Residential” means residential, public, semi-public and open space districts and “commercial” means all other zoning districts, mirroring the long-standing distinction made for quarterly filming allocations in 17.61.090 in the Zoning Code.

- b) Permittee agrees to defend and indemnify the City of Pasadena, its Council Members, Officers, and employees from any and all loss, liability or damage arising out of, as the result of, or in connection with the exercise of this film permit, the use of the facility or premise, equipment or services of the City, its officers or employees, including the costs of defending (including reasonable attorney's fees) any claim or lawsuit arising as a result thereof.
6. Exceptions to the restrictions may be granted in extreme circumstances upon review by the Film Liaison and/or Police Department. Any deviation to conditions imposed by the Film Liaison on a filming use permit can only be granted by the Film Liaison or Zoning Administrator.
7. No gunfire or blank fire, bull horns, siren or public address systems shall be used in violation of the Pasadena Noise Ordinance. Such requests shall be reviewed by the police and fire departments.
8. Helicopter landings, or filming from the air will not be permitted without explicit written permission from the City Manager or their designee. A safety meeting is required with the Film Liaison, the film company pilot and a flight safety expert from the Pasadena Police Heliport. The Film Liaison will not recommend approval of any air filming without a safety walk through in advance of the air filming. Helicopter filming is banned in residential areas. Helicopter filming is allowed in a non-residential area with signatures obtained from every affected property owner/tenant within a 2000' radius of the location.
9. Any requests from the City Manager's Office will be processed by the Film Liaison.
10. Street parking in residential areas is not permitted, except a limited number of equipment vehicles used to produce the film may be parked at the site in accordance with a parking plan drawn to scale on the City form and approved by the Police Department. No film permits will be issued without the approval of the parking plan. Vehicles involved with film production (including crew cars and catering trucks) may park in private driveways or at zoned parking lots.

# FILMING PERMIT TERMS & CONDITIONS and OPERATIONAL GUIDELINES (Page 3 of 5)

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11. Guidelines for permits to conduct filming activity and exceptions will be strictly enforced. In the event a violation occurs, the following procedure will be followed:

- a) A complaint is received by the Film Liaison or the police officer at the location.
- b) They investigate the validity of the complaint and determine if any city guidelines, ordinances or permit restrictions are being violated.
- c) If any violations are identified, they ask to speak with the location manager. They identify the violations for the location manager, discuss appropriate remedies and establish a timeline to rectify the problem. (i.e. Police officer states to location manager: "That truck is parked in front of a home that did not sign their approval for this activity. Please have it moved in the next 20 minutes.")
- d) Then it is incumbent upon the Film Company to take the directed action within the established timeline.
- e) If the action isn't taken within the established timeline, the Film Liaison or police officer will consult with the location manager and find out why it wasn't remedied. If the company is unable to comply, the Film Liaison or police officer needs to determine if there are valid safety or logistical reasons for the violation. Valid logistical is defined as any change to the permit which will expedite the filming, minimize impact to the neighborhood, and has the verbal approvals of the affected neighbors as witnessed by the on site police officer or monitor. If there are valid reasons (for the protection of the public or crew) that the permit is being violated, the Film Liaison or police officer may issue a change to the original permit conditions.

If there is no valid reason for the violation and if the violation actually threatens public safety or peace, the Film Liaison or police officer will stop the production until the situation is rectified. If the company refuses to rectify the situation, the Film Liaison and police officer will shut down the production for the day.

f) The next step involves sending a letter of complaint from the Film Liaison to a responsible production executive at the studio. The Film Liaison will inform the executive the current civil penalty violation has been assessed. If the Production Company does not pay their civil penalty by the deadline established by the Film Office, they will not be issued any additional film permits until all penalties are paid.

A Company audit of on-location safety practices and procedures will be requested by the Film Office. The Film Liaison will request to review the results of this audit. In the letter of complaint, the Film Liaison will also inform the executive that the company will be banned from the City for a specified period of time if any violations occur on future productions after the audit is completed.

g) Regarding repeated violations at a particular location, the following guideline will apply: In the case of repeated violations, documented by the on-site officer or film office, and resulting complaints at a particular location, based on the recommendation of the Film Liaison, which is concurred by the Planning Commission, permits for short term filming and long term filming will not be granted for a period of up to a year.

# FILMING PERMIT TERMS & CONDITIONS and OPERATIONAL GUIDELINES (Page 4 of 5)

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## 12. Required Public Safety Employees (Police and Fire)

- a) Off-duty police and/or fire personnel requirements shall be determined by the Police and Fire Departments, and any personnel required at the location(s) shall be at the permittees' expense (see attached Fee Schedule).
- b) Payment for personnel must be made upon receipt of permit, and any additional hours of work will be billed by the Accounts Receivable Department of the City.
- c) A minimum of six (6) hours is to be paid for each public safety employee required by the permit, or requested by the permittee. Additional public safety personnel may be requested by the permittee at the time the application is filed. Note: For shoots which are 12 hours or longer, 2 shifts of officers may be assigned and minimums due on each shift.
- d) The responsibilities of the public safety personnel encompass the interest of the citizens of Pasadena as well as the Movie Company. These officers are employees of the City, not the Movie Company, and they will enforce all City regulations and the provisions of the film permit.
- e) On-site supervision by public safety personnel are in the public interest, however, the requirement for both a firefighter and police officer may be modified at the discretion of those departments.

## 13. Frequency of Filming: Filming frequency at a single site is restricted to six (6) days per quarter for a maximum of 24 days per year in a residential area, and 15 days per quarter, 60 days maximum in a commercial area. Property owners and/or film companies wishing to exceed this limit may apply with the Current Planning Section for a Temporary Filming Conditional Use Permit (TFCUP). Still photography, student filming, and non-profit projects are exempt from this regulation.

## 14. Still Photography: The following guidelines will apply for still photography for commercial clients: All personal vehicles and motorhomes must be legally parked at all times. In metered areas, still photographers are required to pay meter fees for all production and personal vehicles. Any large vehicles such as motorhomes can only be parked on the street in front of a residence or business with the written or verbal approval of the property owner. Private parking of large vehicles is encouraged. Still photographers and their equipment may not block sidewalk and alleyway access. Pedestrian access must be maintained at all times. Signatures are not required from property owners or tenants for still photos taken on city property; however, photographers are required to introduce themselves to any property owner or tenant affected by still photography in the public right-of-way in front of their property. They are to receive verbal consent to conduct activity in the public right-of-way from these individuals. If the property owner or tenants object, still photographers must relocate their activities to another location. Any still photography activity on city streets may require the assistance of the Pasadena Police Department. The Film Liaison may waive any hour restrictions or any other restrictions upon determination that the activity will pose no impact to the surrounding neighborhood.

## **FILMING PERMIT TERMS & CONDITIONS and OPERATIONAL GUIDELINES (Page 5 of 5)**

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15. City Parking Lot Rentals: If you are renting a City Parking lot for the purposes of production vehicle parking or any related filming activity, the following terms and conditions apply:
- a) Permittee will return the property to a condition no worse than it was at the commencement of this encroachment agreement. Any equipment, debris, or trash brought in or generated shall be removed prior to the termination of this encroachment agreement; permittee agrees to pay City for any expense City incurs in returning the City's property to its existing condition.
  - b) Permittee agrees to defend and indemnify the City of Pasadena, its Council Members, Officers, and employees from any and all loss, liability or damage arising out of, as the result of, or in connection with the use of the facility or premises, equipment or services of the City, its officers or employees, including the costs of defending (including reasonable attorney's fees) any claim or lawsuit arising as a result thereof.
  - c) Permittee shall carry liability insurance to cover any prospective loss. Proof of such insurance will be required before the issuance of the permit.
  - d) Permittee shall carry or cause to be carried workers' compensation insurance for any employee coming on the premises subject to the State of California Worker's Compensation Laws.
  - e) Permittee agrees to pay City for any damage to the real property or fixtures on the City's property during the time this encroachment agreement is in effect if damaged by operations of Permittee.
  - f) City takes no responsibility for security or safety of vehicles or equipment left on city property.
  - g) Permittee shall abide by all federal state and local laws.

**STANDARD FILM PERMIT CONDITIONS (Page 1 of 2)**

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1. Location Manager or Production Manager should check in with your police officer(s) or film monitor. Officers and monitors must be present for the duration of the filming, and should remain until all film vehicles are loaded and have left the location.
2. Your police officer(s) or filming monitor is a liaison between the City and the Film Company. He/she should make every attempt possible to assist the Film Company to accomplish your filming; however, their primary responsibility is to see that all film production is done safely with a minimum amount of disruption to the citizens of Pasadena. ***Remember that they are employees or contractors of the City of Pasadena and not the Film Company.*** However, they are expected to make themselves readily available and to assist the Film Company in every way possible within the guidelines of the permit.
3. The Film Company must have a copy of the film permit in their possession. ***Review the permit, parking plan, and signature sheet.*** Film companies must obtain signatures from residents/merchants for any film company vehicles parked on the street in front of the residences/businesses.
4. Dispersing of crew cars is not allowed during the filming. Additional vehicles (i.e. production or crew cars) other than what is listed on the permit are not allowed without clearance from the Film Office. Any unauthorized vehicles will have 20 minutes to move from the neighborhood or the Police Officer or film monitor will cite the company for the current civil penalty violation.
5. Check walking surfaces. There are to be no obstructions or tripping hazards. Cables laid across pedestrian walkways shall have cable protection that provides an accessible pathway as required by the Americans with Disabilities Act. The pathway will be at least 36 inches wide with edge protection on each side that is at least 2 inches high. The slope of the pathway will be no greater than 1 to 15, and the surface will be firm, stable and slip-resistant. Cables across exits, paths to exits, or sidewalks are to be protected in such a way (rubber matting) as to not constitute a tripping hazard, and are not to be raised overhead. There must be a 3 to 4 feet minimum walkway for pedestrian traffic.
6. Trucks, generators, and other equipment must be kept clear of fire lanes and exits. Vehicles are not permitted to park less than 15 feet from any fire hydrant and not park at bus stops without permission from Metro and other transit authorities.
7. Parking in red zones is generally prohibited, and prior approval must be obtained. Use of red zones may not interfere directly with the safety of vehicular or pedestrian traffic flow. Vehicles allowed to park in red zones must be properly marked off with cones and/or have a police officer present. Alley parking must be approved by Public Works.
8. There are to be no obstructions at driveways and intersections from the trucks. Maintain adequate clearance at driveways and intersections.
9. Film Company cannot use driveways or unimproved lots for parking in residential areas, unless you have permission from property owner(s).
10. Catering truck parking and food service shall occur on private property unless otherwise authorized by the Film Office. Craft service tables may not be set up in the public right-of-way or sidewalks.
11. Chase scenes will not be permitted in residential areas unless signatures are obtained from each resident within a specified radius to be determined by the Film Liaison, and approved by the Police Department.
12. The stopping of traffic is not permitted on any street for filming at any time unless approved by the Police Department, and it is noted on your film permit.

## STANDARD FILM PERMIT CONDITIONS (Page 2 of 2)

13. A street closure or lane closure is not permitted on any street for filming at any time unless you have a street closure permit and/or lane occupancy permit from DOT and Public Works, in addition to it being noted on your film permit.

***The company must post temporary no parking signs. This needs to be done 24 hours in advance in order to be enforced.***

14. ***If a film company wants to do something that is not covered on the permit, the film company must contact the City Film Liaison for permission.***

15. Police officers assigned to film locations will be off-duty personnel, and will be provided by the City of Pasadena. The City will charge per hour per individual for a minimum of 6 hours when providing uniformed police personnel.

16. Your police officer or film monitor has the authority to enforce all safety regulations, state laws, and city ordinances. If he/she observes an unsafe situation, he/she is authorized to stop the film production until the situation is corrected.

17. A Pasadena fire safety officer must be present, if there are explosives or open flames, during smoke scenes in commercial buildings with fire alarms connected to the Fire Department and also during smoke scenes in residential homes when vision is obstructed.

18. The Police Officer or film monitor will enforce the ending time listed on your permit. They are not authorized to extend it. The ending time means "taillights with last truck leaving." If a time extension is requested, the Police Officer or monitor will need to seek approval by contacting the Film Office staff who are available 24 hours a day/7 days a week by cell phone.

19. Officer(s) or monitors cannot get involved in any disputes over money matters between the Film Company and owners of businesses or residential property in the City.

20. ***If you have any questions, please contact the Film Office, at 626/744-3964. After normal business hours, contact the Police Department Watch Commander, at 626/744-4620, who will call the Film Office staff if deemed necessary.***

21. **NOTE: Security guards must have a permit from the Department of Consumers Affairs to carry a weapon, while on duty as a security guard.**

22. No pyrotechnics, no hazardous materials, no open flame, no vehicles inside a structure without a permit from the Pasadena Fire Department. If special effects smoke is used, Film Company shall provide a dedicated fire/safety watch consisting of personnel with no other assigned duties. The Film Company is expected to follow all federal, state, and local regulations, as well as prudent safety practices.

23. Transport through or parking on private alleys is not allowed without written permission from each property owner who has easement off of the alley.

24. The Police Officer or film monitor shall cite you the current civil penalty violation.

**Permittee agrees to comply with all applicable laws and to maintain the premises in good condition and to return said premises to the same condition as it was before said use.**

**Subject: Violent explosion and other filming intrusions from filming at Alverno/the Villa**

Email thread with Alverno representative & Film monitor: Andrea Bertollini

**Violent explosion and other filming intrusions from filming at Alverno/the Villa**

— — *In order from first to last documenting explosion, lack of notice failure to address harm, an attempt to gaslight, intimidation and bullying by Andrea Bertollini and film crew after complaining about bank lights, and later a home shaking explosion.*

---

Subject: Re: Violent explosion and other filming intrusions from filming at Alverno/the Villa

To: Andrea Bertollini <[abertollini@alvernoheights.org](mailto:abertollini@alvernoheights.org)>

CC: Julia Fanara <[jfanara@alvernoheights.org](mailto:jfanara@alvernoheights.org)>,

<[rarizmendi@cityofsierramadre.com](mailto:rarizmendi@cityofsierramadre.com)>,

<[jcapoccia@cityofsierramadre.com](mailto:jcapoccia@cityofsierramadre.com)>,

<[ggoss@cityofsierramadre.com](mailto:ggoss@cityofsierramadre.com)>,

<[rsilva@cityofsierra.com](mailto:rsilva@cityofsierra.com)>,

Lawren Heinz <[lheinze@cityofsierramadre.com](mailto:lheinze@cityofsierramadre.com)>

**On Sat, Apr 6, 2019 at 2:58 AM KS [REDACTED] > wrote:**

Dear Andrea,

I am still so shaken up from the violent explosion by CBS studios on the Alverno/Villa property that I haven't been able to sleep. I was drifting off about 10 45. I had a long night of work and was so tired.

I have no trouble sleeping at night whatsoever. That is unless there something externally causes it like an earthquake, studio bank lights shining into our windows that shouldn't be, film crews talking/yelling to others, crew members sit in their cars running them instead of just leaving, all while directing their lights (some times high beams) directly into our bedroom, sets are being constructed or being broken down, giant generators run endlessly, or it feels like there is a truck stop where once the school was silent per the CUP and when there are explosions so fierce they shake my home and cause me to jump out of bed. I wrenched my back falling out and scrambling to get undercover. It was beyond frightening I had NO idea what was happening. I thought at first it was a violent earthquake and then I thought my house exploded because everything on the shelves to our multitude of sliding glass doors were rattling. I was still shaking when I called you some time after it occurred because I couldn't get anyone film reps to answer their phone.

It's almost 2:30AM. And I can lie in my bed and hear voices, some kind of clanging, trucks running in the parking lot and so on. Our neighborhood is not a film studio and we are tired of it.

I am now suffering with hives after reaching out to get some relief from the bank lights shining in our home Wednesday and I lost an evening of being able to do what i was supposed be doing. Instead I felt was met by a very hostile response by film and reps which left me feeling unheard and dismissed. I was on the phone but one guy just said he no longer worked on the set. I called film rep Robert Paulson who has yet to return my calls or emails. The police came, 2x. They were able to see what I was saying, and look at my photos yet the lights remained until close to 11 and CBS "got their shot" I got nothing done.

**Subject: Violent explosion and other filming intrusions from filming at Alverno/the Villa**

[REDACTED]. I love what I do and work everyday with joy. The impact of the extensive filming being granted at Alverno/the Villa is contributing to the ongoing stress I, myself personally and my family have been experiencing. It affects my ability to be productive, when I am woken up or kept awake until the wee hours. There are daytime issues as well.

Our business suffers as a result. We don't have crews to delegate or the time to be dealing with these intrusions. I want to be left alone and not have to do things to try and shut out the inconveniences, to be told to write letters, take pictures, record every single incident and spend the gobs of time I have trying to get a hold of anyone that will actually abate the situation.

I am also a very private person who does not like having to ask for changes and then divulge my personal information, how I live in my home, or health for consideration to convince the CBS crew, yourself or police why this is stressful. Nothing has changed except I am ridiculed and disparaged, even in front of others who are part of the filming which caused me great hurt and anger and then hives.

We did not have any warning tonight that there would be such an intensely violent act and what time this explosion would occur. There are constant interruptions and disruptions to the way we live in our home and on our property that are not always even the same thing. Tonight there was more lighting, and then the very loud and violent physical shaking of our home, doors and windows were rattling just before 11PM. It also freaked out my aging pets. We feel the city had our backs after the Con air filming explosions and were assured that wouldn't happen again. This was way worse than that film and should never be permitted in our neighborhood. I get why there was a past lawsuit against the school about a decade ago because those neighbors had had enough. So have we.

Me and my family are beyond livid at the constant filming directly across the street from our home and our inability to sleep through the night or just live and be in our home. We feel we should not be told how to change how we live in our home, use it or to vary our routines so the filming can go on and be done in any manner and hour they choose granted by the film department and those getting paid to allow such filming. This is a residential neighborhood not a film set.

We implored Lauren Hines and the film permit office last summer to stop allowing for these extended shoots. Insult to injury are the even longer hours being afforded as well as the days/ nights filming is being held on the Alverno/Villa property since February. Then the CBS studio dates keep getting extended for a series that was not adequately described would be taking place. The life of a rocket scientist who lived a seamy soft porn life who was into the occult as it is on the web descriptions.

We ask again that the city keep the shoots to very occasionally and that Alverno/the Villa, indoors, not in the parking lot or outer grounds. We implore the Alverno/Villa to find other ways to be sustainable than on our backs and stop asking us to give up our rights to live peacefully in our home and property. We support the school but not under these conditions.

Yours,  
K Stephens

**Subject: Violent explosion and other filming intrusions from filming at Alverno/the Villa**

OK to forward to

- Heinz, Lawren
- Lowe, Clarissa
- Recreation Coordinator & Filming
- and the principal of Alverno
- Chief of Police
- City Council
- CBS studios Robert Paulson
- 

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**On Sat, Apr 6, 2019 at 7:56 AM Andrea Bertollini <[abertollini@alvernoheights.org](mailto:abertollini@alvernoheights.org)> wrote:**

Mrs. Stephens,

I will pass your message along to my Head of School and the City.

Sincerely,

**Andrea Bertollini '91**

Assistant for Development and Institutional Advancement

Alverno Heights Academy

200 North Michillinda Avenue

Sierra Madre, CA 91024

**626-355-3463 Ext. 239**

**[www.alvernoheightsacademy.org](http://www.alvernoheightsacademy.org)**

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**On Sat, Apr 6, 2019 at 5:52 PM KS <[REDACTED]> wrote:**

Hi Andrea,

I appreciate it per our discussion. I have not heard from Mr. Paulsen on the matter or anything else I have called and left messages regarding our concerns.

In regards to the discussion with CBS film crew Isaac (?), another man and yourself on Wednesday the 3rd, I respectfully disagree that CBS studios are on the grounds with our being noticed. I was told repeatedly by the three of you that there was no activity on the weekends yet today there was. I have documented it as you requested. We see no notice of the CBS studios. This is one of many times we are aware of film crews and staff being on the property working in a variety of capacities. It is a time consuming process to have to document and do not like being put in this situation.

There is no notice of the past and this weekend of CBS being approved or permitted to be on the Alverno/Villa grounds. I know it was CBS by the vehicles and watching them load the industrial dumpsters with waste. They were using one of the forever beeping loaders that I

**Subject: Violent explosion and other filming intrusions from filming at Alverno/the Villa**

complained about but was dismissed by you and CBS staff vehemently that this was not being used. We went over to the construction site to confirm that there was no construction occurring, only film crew activity.

The last notice we dug up, states a request from City of Sierra Madre by CBS Studios for a permit for Mon 4/8 7-1am, 4/9 7am-2am, and Wed 4/10 7am-3pm. Who is everyone who benefits financially in the city, and in which we can contact and make them aware of the impact of their granting these permits? No one has come around asking for our signature for this current round of requests so we do feel individuated and purposefully not informed of such events like last night. We have talked to neighbors who were also very upset about the explosion and said they signed documents but did not realize it would be that violent or impactful.

Yours,  
K Stephens

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**On Sun, Apr 7, 2019 at 11:14 AM Andrea Bertollini <[abertollini@alvernoheights.org](mailto:abertollini@alvernoheights.org)> wrote:**

Good Morning,

Mrs. Stephens to clarify when the 3 of us were speaking to you on Wednesday evening the only weekend in question was the previous weekend 3/30. You said you heard noise and lights at 11:00 pm. I informed you that there was a wedding. You said you called the police. At that time I said I would call the SMPD to see what they found when they dispatched a patrol. I asked if they called you back or went by your home to let you know that everything was alright and you said if they did you were asleep.

*During a filming break we had to deal with another noisy event in which we called to complain. Police did not log complaint. Event should have ended at 10PM!*

I then gave you my cell number and said you could call me anytime if there was noise, lights etc. on Alverno's property in the middle of the night. I am only 2 1/2 blocks away.

*Not available, doesn't answer and have emails of her admitting so as well as when her mailbox was full*

I am so happy to know that you found a notification. You stated to us that you had no information regarding the film this week. CBS only has to get approval from neighbors to film. When they are on Alverno's campus to do any additional work they have to get Alverno's approval and then all work has to follow the guidelines that the City of Sierra Madre allows for work to be done on a property.

CBS entered at 8AM. The equipment they used beeps when they are in reverse. It started at approx. 9AM and ended at 2:00PM. I was here with a CBS representative.

*Not what we documented. Went late*

We also had a band setting up with approximately 40 students and 5 parents who started to arrive 8AM - and left at 6PM. So you would have heard that traffic as well. This group was here practicing for Alverno's spring musical. So you might have also heard sets being built or trucks coming in and out as well.

*Took pics of film crews and their trucks*

If there are any neighbors that upset please forward my information to them I will gladly speak with them. To date I have had only 2 complaints.

*Not what I heard from 8 neighbors*

At any time if you would like a more detailed calendar than what is listed on our website. Please feel free to contact me directly. We have moment on our campus 7 days of week.

*The calendar is blank! No access*

**Subject: Violent explosion and other filming intrusions from filming at Alverno/the Villa**

**Andrea Bertolini '91**

Assistant for Development and Institutional Advancement

Alverno Heights Academy

200 North Michillinda Avenue

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**On Mon, Apr 29, 2019 at 11:37 AM KS <[REDACTED]> wrote:**

Dear Andrea,

I am not at liberty this time to respond fully to your response, except to say it appears to be written in a manner that suits your version of the events, not what actually happened or I informed you of Friday night after the horrible explosion. I reserve the right to address the mischaracterizations of your email at a later time.

I need to address when film crews come to Sierra Madre and they come around collecting signatures I am told I am being maligned by a woman who works in collaboration either by the school or the city film office. Such disparaging makes it difficult for me to have any discussions per the notices that come out saying neighbors should call with concerns.

Have you instructed the current CBS film Location Manager Robert Paulsen for Strange Angel and crew limit interaction with me? Mr. Paulsen sent me an email telling me he was instructed to do so by the school.

Set construction/filming began in February as we were aware of. I tried to get past the late nights and various intrusions into my home and how I choose to enjoy my home. I went on set in the wee hours starting in March because no one answered their phones per the instructions to call Mr. Paulson. Your number was not on the paper nor anyone from the city.

I called Mr. Paulsen per the "Courtesy Notices" in regards to Strange Angel. It states residents should "not hesitate" to contact him or his assistant Brad Warden regarding "this project/Strange Angel". I have never spoken to Mr. Paulsen even though I have attempted to do so since March.

I feel it shows bad faith, lack of transparency and greed to grant permits to entities as someone from the school or our city staff to disparage me and my family and then tell the film crew to ignore our concerns.

[REDACTED]

**Subject: Violent explosion and other filming intrusions from filming at Alverno/the Villa**

I cannot speak for other neighbors. It is time consuming enough for me to do everything you have asked me to document in order to demonstrate my concerns, and prove the issues I am asking to be abated by this particular project. Personally I feel I am made out to be a villain for not welcoming the various disturbances.

I am ccing others in hopes of opening dialogue with the powers who are granting filming and under the circumstances. I tried last summer. I asked that this extensive and late filming for large entities not be granted. The film permit office ignored my pleas.

Yours,  
K Stephens

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**On Mon, Apr 29, 2019 at 11:46 AM Andrea Bertollini <[abertollini@alvernoheights.org](mailto:abertollini@alvernoheights.org)> wrote:**

Good Morning Ms. Stephens,

I was informed by my Head of School, Julia, that you did not want to speak with me - per a conversation you had with her approx. 2 1/2 weeks ago. After I speak with Julia today I will respond to your email.

Have a good day.

**Andrea Bertollini '91**

Assistant for Development and Institutional Advancement

Alverno Heights Academy

200 North Michillinda Avenue

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From: **KS** >  
Date: Mon, Apr 29, 2019 at 11:59 AM  
Subject: Re: Violent explosion and other filming intrusions from filming at Alverno/the Villa  
To: Andrea Bertollini <[abertollini@alvernoheights.org](mailto:abertollini@alvernoheights.org)>  
CC: Julia Fanara <[jfanara@alvernoheights.org](mailto:jfanara@alvernoheights.org)>, <[rarizmendi@cityofsierramadre.com](mailto:rarizmendi@cityofsierramadre.com)>, <[jcapoccia@cityofsierramadre.com](mailto:jcapoccia@cityofsierramadre.com)>, <[ggoss@cityofsierramadre.com](mailto:ggoss@cityofsierramadre.com)>, <[rsilva@cityofsierra.com](mailto:rsilva@cityofsierra.com)>, Lawren Heinz <[lheinze@cityofsierramadre.com](mailto:lheinze@cityofsierramadre.com)>

Dear Andrea,

I recall stating that I do not want to be bullied by crew or film reps is what I said.

Yours, Kristin

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**\*\* Requires minimum 10 days, 3 days for processing application and reviewing notification letter/ parking plan and 7 days for mailing letter per the S. San Rafael Filming Guidelines \*\***

*Per Pasadena Police Dept. - Sgt. Van Hecke 11/15/21: Shoots involving vehicles larger than a van or stake bed parking on the street in the following addresses: 282, 310, 350, 380, 400, 424, 430, 436, 450, 488, 465, 455, 425, 411, 375, 355, 333, 303, and 295, will require two officers + 1 monitor or 3 officers. One monitor or officer for entire shoot, and two officers for intermittent traffic control, which is required for traffic to safely get by due to narrow street width and slope.*

Following are basic guidelines pertaining to this specific location. Exemptions or additional restrictions may apply based on specific permit application times, dates, and activities. Please read the entire permit application for complete filming regulations and be sure to speak with a filming coordinator regarding your particular project.

## **Pasadena Film Office**

### **Location Notes**

**3/2022**

**Friedland Residence**  
**AKA Batman House, AKA Wayne Manor**  
**Former Dr. Oh Residence**  
380 San Rafael Avenue South  
Pasadena, CA 91105  
Toni Maier-On Location, Inc.  
Office: (323) 469-9941  
Cell; (323) 828-1777

**This property lies within the South San Rafael Special Filming District, below, which has its own guidelines and restrictions in addition to standard City filming guidelines.**

**Please be aware that a signature from 310 & 350 S. San Rafael Ave. is REQUIRED for any filming at 380 S. San Rafael Ave., including still shoots because the properties abut. Bill Kuehn cell 213-400-7525 (350 S. San Rafael). Gertmenian's are at 310 S. San Rafael.**

### **Description:**

One of a Kind property. There are no matches for this house in Pasadena. Not visible from the street.

If filming involves driving, parking on the street, traffic control, special effects or filming activity including prep or strike within the hours of 7pm and 10pm, 75% or 13 signatures are required from the following San Rafael addresses:

**261, 262, 280, 281, 282, 295, 303, 310, 333, 350, 355, 375, 380, 400, 411 & 425, 424, 430, 436.**

- 5 truck + 1 generator limit due to visibility issues and the speed and volume of traffic on this street. This does not include stake-beds and smaller vehicles.
- No pop outs.
- For pedestrian safety overnight parking is not allowed. Street too narrow and with no sidewalk.

- Police officer and Film monitor required for all shoots. Police officer required during arrival and departure to assist with traffic control and will start ½ hour prior to start time.
- Intermittent traffic control is not permitted during school pickup (2PM-3:30PM)
- San Miguel Rd, Nithsdale Rd, Hermosa Rd and San Rafael Ave are only 30' wide. Must post both sides of the street, one side for clearance and safety.
- No truck parking on Hermosa Rd. Only stake beds and vans.
- Sierra View Rd is only 24' wide. No production vehicles parking is allowed.
- Sierra View Rd must post both sides of the street when filming on San Miguel Rd. to prevent displaced vehicles from parking on Sierra View Rd. (Resident Elizabeth Snyder@ 167 Sierra View Rd is concerned of cars parking on both sides of the street and preventing an emergency vehicle to get by because of cars parked on both sides of Sierra View Rd.)
- Trash pick-up is on Thursdays. Company must ensure that trash pick-up is coordinated and filming activity does not obstruct trash pick-up.
- Still photo 7AM-7PM, parking all on property are exempt from the special guidelines. If there will be more of an impact (i.e. parking in front of other properties) film companies must adhere to the special guidelines. Personnel is required for all activity within the special filming district.

Following are basic guidelines pertaining to this specific location. Exemptions or additional restrictions may apply based on specific permit application times, dates, and activities. Please read the entire permit application for complete filming regulations and be sure to speak with a filming coordinator regarding your particular project.

## **Pasadena Film Office Location Notes**

### **ADDENDUM: SOUTH SAN RAFAEL FILMING GUIDELINES**

(October 27, 1992)

#### Introduction

The following additional guidelines have been developed for South San Rafael between Colorado and La Loma. This street has hosted the largest volume of filming on a continuous basis of any area of the City. Approximately one and a half to three months of filming activity has been the annual average for the past few years (including set construction and removal). In addition, a public safety threat is posed to the neighborhood if production vehicles are parked on both sides of South San Rafael. A Fire Official has made this determination as well as designation the neighborhood as a high brush area.

These guidelines will be applied at all times to film permit requests for South San Rafael Avenue, not only when the thresholds of the "Guidelines for Film Permits in Frequently Filmed Areas" have been met. The City is supportive of film personnel following a Code of Conduct which ensures a positive working relationship with the residents.

1. These guidelines shall apply for filming locations for South San Rafael from Colorado to La Loma including San Rafael Lane. Other side streets are excluded from these guidelines since little filming has occurred there in years past.
2. No filming activity, construction, set removal or equipment retrieval may occur on a Saturday or Sunday on South San Rafael unless information on this activity is included on the signature sheet where residents sign their approval. All set removal and equipment retrieval will occur prior to the weekend.
3. Parking shall be limited to one side of the street at all times. Companies will continue to be strongly encouraged to park all vehicles on private property.
4. Company employees shall shuttle 3 or fewer vehicles at a time on South San Rafael.
5. 1300 feet notification shall occur on both sides of the street and on each linear side of the location. Companies will be required to complete a written affidavit of notification attesting that the noticing occurred. Noticing shall be conducted by mail. A mailing list of the residents on South San Rafael is available on labels and will be provided by the Film Office. The notices must be postmarked one week in advance of the planned filming or construction activity. The Film Liaison may extend the noticing period if a production will occur outside of the hours of 7 a.m. to 7 p.m. and involve street filming. The Film Liaison may decrease the noticing period to less than one week only for filming occurring between 7 a.m. to 7 p.m. and completely confined (including parking) to private property. In this instance, noticing may be conducted in person or phone by the property owner hosting the filming.
6. If the film permit requests filming between 7 a.m. and 7 p.m., with parking and activity entirely on private property, signatures will be required from 51% of the following group: the residents of the properties abutting the

property where filming is being conducted (the “Film Location”), plus the residents directly across the street and parallel to the Film Location.

If the film permit requests filming involving driving, parking on the street, traffic control, special effects or filming until 10 p.m., signatures will be required from 75% of the following group: residents of properties abutting the Film Location and three houses on each side of the property on both sides of the street.

If the film permit requests filming past 10 p.m. on any day of the week, signatures will be required from 100% of the following group: residents of properties abutting the Film Location and five houses on each side of the property on both sides of the street.

Film company representatives are discouraged from approaching residents without a phone call from or the presence of the property owner hosting the filming. The film company representatives shall provide a valid copy of their California Driver’s License and film company identification to the neighbors.

7. Companies shall follow and comply with the noise ordinance when conducting their activity as is required citywide. A copy of the noise ordinance shall be made available at the filming site for reference by production personnel.

8. Catering shall occur on private property and, when possible, shall be screened from public view.

\*Additional note: Still photo 7AM-7PM, parking all on property are exempt from the special guidelines. If there will be more of an impact (i.e. parking in front of other properties) film companies must adhere to the special guidelines. Personnel is required for all activity within the special filming district.

## **General South San Rafael Filming Conditions:**

- 5 truck + 1 generator limit due to visibility issues and the speed and volume of traffic on this street. This does not include stake-beds and smaller vehicles.
- No pop outs.
- For pedestrian safety overnight parking is not allowed. Street too narrow and with no sidewalk.
- Police officer and Film monitor required for all shoots. Police officer required during arrival and departure to assist with traffic control and will start ½ hour prior to start time.
- Intermittent traffic control is not permitted during school pickup (2PM-3:30PM)
- San Miguel Rd, Nithsdale Rd, Hermosa Rd and San Rafael Ave are only 30' wide. Must post both sides of the street, one side for clearance and safety.
- No truck parking on Hermosa Rd. Only stake beds and vans.
- Sierra View Rd is only 24' wide. No production vehicles parking is allowed.
- Sierra View Rd must post both sides of the street when filming on San Miguel Rd. to prevent displaced vehicles from parking on Sierra View Rd. (Resident Elizabeth Snyder@ 167 Sierra View Rd is concerned of cars parking on both sides of the street and preventing an emergency vehicle to get by because of cars parked on both sides of Sierra View Rd.)
- Trash pick-up is on Thursdays. Company must ensure that trash pick-up is coordinated and filming activity does not obstruct trash pick-up.

June 28, 2022 Tuesday

Public comment sent via [publiccomment@cityofsierramadre.com](mailto:publiccomment@cityofsierramadre.com) by 3:30PM



**Re: Agenda ITEMS #2 TUPs and #3 Filming Code  
June 28, 2022 5:30PM City Council meeting**

232 W Sierra Madre Blvd | Sierra Madre | CA | 91024

**Members:**

Rachelle Arizmendi [rarizmendi@cityofsierramadre.com](mailto:rarizmendi@cityofsierramadre.com),

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Dear Members of the Sierra Madre City Council and Honorable Mayor,,

We are grateful for this opportunity to amend two areas of concern in our city code that adversely affects our lives and our residential neighborhood in their current form. TUPs and filming at Alverno's Villa is so convoluted it has taken us years of trying to get a little more savvy as to what rights we have.

What we read and what we are told by the city film office, our police, Alverno administration and their Board of Trustees has been conflicting to downright lies. We hope you will consider not accepting agenda #3 tonight and take some time to review the resident's of Gurhardy Heights recommendations. We feel they are important to our right of the quiet enjoyment of our home and property.

Consider the complaints by the neighbors that border 200 N. Michillinda from previous City Council and Planning Commission meetings. Will the code recommended address a majority of the issues and complaints? We think not. The neighbors would like to be offered a solution that many other cities do in situations like ours which we will address later. So far not enough was recommended by the Services Commission. We greatly appreciate the time you will spend reading, reviewing for consideration, and hopefully adding, additional code, for item agenda #3 and #2 especially as Alverno seeks a new Master Plan.

We understand the agenda items are not specific to Alverno (aka AHA). Yet - we can only speak to what we have been experiencing from all the filming that takes place adjacent to our

home and the “Temporary” Use Permit that has been issued over and over again for 200 N. Michillinda.

Please excuse the length of what we wish to present in regards to agenda items #2 and #3. We asked Mr. Gonzalez if what we have already spoke about publicly, and submitted in documents, would they automatically be provided to the council? We were told if they were addressed specifically to the City Council otherwise, our submissions to other commissions will not be forwarded.

#### REGARDING TUPS ITEM #2 ON THE AGENDA:

It’s time to end the City of Sierra Madre’s overly generous allowance of granting AHA their own special TUP. This TUP has been renewed annually for 13 years! In 2009 Alverno’s Board of Trustees agreed to submit a separate CUP application for the adaptive reuse of the Villa to be within one year of the approval of the amendment to the school’s conditional use permit. It was finalized in 2011. We are not sure who dropped the ball. The City of Sierra Madre can fix this. No more annual TUPs just for one entity.

In a 2009 letter, AHA’s then Principal Gillick requested from Development Services the first TUP for rental of the Villa Del Sol D’ Oro (aka the Villa). The school had been operating under a CUP for a weekday only all girl’s high school. During the 2010 request to expand the master plan it was realized that AHA had no business renting the Villa as they had been. Ms. Gillick applied for a TUP for the Villa. She attached a copy of the 1998 settlement agreement between AHA and neighbors. The lawsuit sought relief from the unreasonable and intrusive Villa rentals for films and parties. (*Attached 1: 1998 Lawsuit*) Principal Gillick also included a list of mitigation measures for the Villa’s non-school events and rentals. These measures, which the neighbors helped write, and noise studies were the basis of the conditions of AHA’s first annual TUP for the Villa rentals. (*Attached 2: 2009\_05 01 gillick ltr request 1st tup conditions*)

Former Principal Gillick wrote “the school has taken steps and will continue to take steps to resolve issues as they arise.” We neighbors have held onto to the belief until she left. The neighbors have seen nothing from this current administration in terms of how they could address, or mitigate, the impacts from these party rentals. We found this silence to be AHA’s refusal to be transparent. Then they sprung a K-8 school on us with little recourse to fight it during the lockdown. AHA’s lack of transparency and stopping mandated neighbor meetings went against what the city was told by Principal Gillick and current Principal Fanara that they want to be good neighbors and work with us.

In 2020, AHA's current administration did not seek input from the neighbors when applying for the Villa TUP. Key conditions in the TUP were altered or deleted by AHA. Neighbors were unaware of the TUP changes until problems arose. Mr. Engeland had rubber stamped the paperwork and left his position. We feel that was a dirty deal for us. Please review the original TUP from 2010, the conditions of the 1998 lawsuit and. We are trying to get a copy of the earliest TUP's for 2009 and 2010. We cannot attach at this time.

AHA's attitude became increasingly hostile and unresponsive towards the neighbors with the current administration in late 2017 -2018, maybe even earlier. Problems are excused away, strawmanned or we are told flat out the incident never happened. We are required to provide AHA with pictures, dates, times, recordings, etc. It is another impact on our lives to be the police of the TUP and CUP conditions for 200 N. Michillinda Ave. We must produce "evidence" or AHA calls us liars in an effort to strangle our ability to mitigate problems or work it out. *(Attached: 2019\_04 29 Violent explosion filming intrusions at Villa Alverno\_Redacted.pdf)*

AHA announced their lower school in **September of 2019. That was the last neighborhood meeting where the residents were allowed to speak and have a dialogue.** AHA has NOT adhered to the 1998 agreement. **AHA's 2010 CUP and annual TUP conditions have been violated** six ways to Sunday for far too long. **We want to lessen the intrusions that come from excessive filming, the pro bono usage that is a grey area and outside the TUP.** AHA touts that the City is being provided in kind use of the Villa and that's concerning. We ask that the City Council cumulatively consider the filming, school events, Villa pro-bono or in-kind uses, up to 30 party/event Villa rentals - it's supposed to be a school - it's TOO MUCH! No more annual TUPs that run 365 days a year for decades!

**In regards to amending the Sierra Madre City Film Code item #3 on the agenda:**

We have reviewed the recommended film code changes from the Services Commission. We do not feel they adequately address the plethora of complaints and problems stemming from the excessive filming at Alverno/the Villa. We have been circulating another petition which we need to locate it. You can still consider the petition from neighbors provided to you at the 11/18/22 meeting. Since our current petition is still being circulated we thought it best to just provide them to you in an attachment of the complaints and negative experiences residents have encountered when filming at 200 N. Michillinda. *(See 2022\_06 28 2 Complaints\_Concerns.pdf)* *These are concerns, requests and complaints* that the Sierra Madre Film office has been called about (during their limited business hours) or documented and communicated in one way or

another. There has been a failure to provide a consistent point person who will actually respond in real time, let alone even acknowledge issues or violations we document.

Filming in our residential neighborhood has been problematic for years. (*Attached: 1998 lawsuit mediated settlement agreement between Alverno and neighbors*) The city didn't help when in 2010 they simplified the code for filming and it negatively changed for our neighborhood and all the filming going on across the street - and not in a good way.

We do not agree with AHA's setting up two for-profit businesses to fund their non-profit school tuition and six figure salaries for administration. Filming and rentals have grown to be too constant (with the exception of the lockdown, still filmed). AHA has always explained the Villa filming and up to 30 party rentals a year was for tuition at neighborhood meetings. Current Principal Fanara reinforced this publicly. (\*) Their online website offers a variable tuition

*"In 2020-2021, the cost of tuition and fees will cover only 79% of what it costs to educate a student at Alverno. Thanks to the generosity of foundations and individuals, Alverno will provide each student with a "grant" for \$5,750 for the 2020-2021 school year." (<https://www.alvernoheightsacademy.org/visiting-alverno/affording-alverno/scholarship-financial-aid/>)*

We feel this is a poor business model. According to a recent 990, AHA earned \$606k in rent in 2018 but paid \$143k in upkeep, making them a profit \$464k - all from renting! That is A LOT of "tuition and scholarships". The residents have repeatedly ask the Alverno administration to stop trying to make up the shortfall of their artificially low tuitions on backs of the neighbors through their excessive filming and party rentals of the Villa and grounds. As much as **we have expressed to Alverno administration that we would like to see them thrive, we have asked that it not be at the expense of our family's right to the peaceful and quiet enjoyment of our home and how we use our property.**

Consider the conditions of the 1998 lawsuit between AHA and neighbors. Most of the conditions still have validity. We provided it to Ms. Heinz in 2021 asking why the city was ignoring it when scheduling filming? AHA plans on using the Villa for their administration and classrooms, and all the free use provided to groups and friends of the school or staff under the new master plan. So why are the neighbors having to put up with their rental businesses to fix it up. A survey of other private schools found that while a few have allowed some filming (minimal) on their campus it is not used to fund their tuitions. Southwest Academy, Westridge and other local private schools have historic buildings they must maintain. It is not done through a filming or relying on rental business.

AHA announced their lower school in September of 2019 and that was the last neighborhood meeting where the residents were able to speak. Alverno has NOT maintained any semblance of caring to honor the 1998 agreement and annual TUP which has been violated six ways to Sunday for too long. We want to lessen the intrusions incurred from excessive filming and ask that the City Council cumulatively consider the school events, pro-bono or in-kind uses, up to 30 party event Villa rentals and what is supposed to be a school - it's TOO MUCH!

Alverno chose to put a school in our neighborhood to trade on the ambiance of the Sierra Madre Village atmosphere. We moved next to an all girl's weekday only high school, not a film studio or event rental business. Our documentation goes back to 1995 imploring the city, the film office and AHA to stop treating our neighborhood as a film set. We appreciate the opportunity to craft this code into something meaningful and hopefully with more specificity regarding the disruptive filming at 200 N. Michillinda. Please take some time to carefully consider the attached and look at what Pasadena is doing. They have an actual film commissioner. **We want our highly desired neighborhood to be aligned with what the rest of the city's neighborhoods are afforded under the Sierra Madre City's Master Plan and code.**

Filming at 200 N. Michillinda has often been intrusive and the hours unreasonable for this neighborhood. **We are not asking to stop filming. We are seeking to stop the negative impact from filming.** Enough is enough when it has damaged our homes, gave us sleepless nights, and trauma to our lives, frayed our nerves, impacted our mental health, distressed our children and pets. We deal with interruptive noise, lighting, safety issues on our streets, trash, enormous equipment, many trucks, unresponsive film monitors and crews acting like thugs if we complain.

In Closing:

Every year the city has allowed the AHA at 200 N. Michillinda to operate their rental businesses has been to our detriment. Our rights to the quiet and peaceful enjoyment of our homes have been obliterated. The way we use our property has been chipped away by AHA via their for excessive for profit rentals and now running a K-8 without having the appropriate permits. The Alverno administration, some of their families, and their board of trustees see no problem with how their land use is killing our American dream of raising our families, volunteering in our community, working locally, caring for our aging parents, paying off our homes and retiring in Sierra Madre's village atmosphere. Something has to change for the better.



Submitted for your consideration,

Mr. and Mrs. K. Stephens and family

*\*In an interview with ABC7 Eyewitness News on March 8, 2022 regarding alleged fraudulent activity to obtain permits from Sierra Madre, Principal Fanara stated that “the school does its best to keep filming noise down, but uses the income from movie shoots to keep the K-12 school up and running” <https://abc7.com/sierra-madre-permit-signatures-filming/11633732/>*

*\*October 1, 2009 Sierra Madre Weekly. In an interview, Principal Ann Gillick offered that filming money, “often as much as \$100,000 per year (2010 rates) - is usually earmarked to help cover education costs as well as maintenance and renovations for the Villa facility.”*

*\* At several neighborhood meetings since 2010, residents will confirm they were told by Alverno’s past principal Ann Gillick and current principal Fanara as recent as 9/19/19, filming and Villa rentals help fund the student tuitions. Meeting minutes*

**Complaints/Concerns collected mostly from residents bordering Alverno Schools  
West Grandview Ave, Wilson Ave, West Highland Ave, N. Michillinda Ave,**

We also spoke to residents and found these street had complaints too  
On Cynthia St., West Alegria and Cartwright.

Complaints by residents have been expressed at Planning Commission meetings, the Service Commission meetings, in public comment submissions, at a neighborhood meeting in our home, communicated to AHA administration and their board of trustees at the first 2021 Alverno expansion meeting as well as relayed to us by knocking on the doors of our neighbors.

Since the problems are intertwined we have tried to separate out complaints specific to the items on the agenda with TUPs and Filming, not CUP specific which will come later.

- As far back as 2009 the Principal of Alverno agreed to no filming on weekends, no late night shoots. What happened to that? Another deception?

- The school has a tup for how the drive through and pick up would take place. Filming in September - October of 2021 changed their approved plan. Instead Alverno ran their traffic onto Grandview from Michillinda. All the school play, lunches, sports, recess, classrooms and after school events were put in the Michillinda parking lot. Alverno should not be deviating from their CUP or TUP in order to cow tow to filming. It was incredibly disruptive and noisy. Alverno refused to change it saying the film crew needed them to be quiet around them so they moved them by my home!!!! Alverno would not budge or make changes for our mental health or home that was profoundly affected.
- What happens to the neighbors if we have no say in the filming without signatures? Alverno, Lauren Heinz, location managers and our police have not been effective at mitigating problems between residents and permit violations
- How is Alverno going to have school and filming? I don't want them sitting in front of my house as the film staging ground.
- Why does Alverno tell us they are broke and they need that much filming and weddings to pay for their student tuitions? Why aren't the parents paying their fair share?
- I heard the principal told neighbors and the press in 2010 (cite) that the Villa rental or filming or both brought in over \$100,000. 2020 was a disaster for us and for all that cr\*\* we had to put up with they made well over \$400,000, almost \$500,000!! No more. I need to relax when I come home. I need to be able to sit in my yard and unwind. I need my sleep. I need to open my windows and not smell diesel.
- I can't get into my driveway during some filming and it makes me mad when they block off my street (Highland) and Alverno never got the 100% of signatures to do that.
- I am too scared to complain but glad to hear I am not the only one who hates the filming especially after the film office said the city makes no money
- I am angry to hear the Lawren Heinz say the city makes no money just their fees off of filming. So who is benefiting because it Ain't me. Alverno is a school why do they get to run a catering business (the wedding and party rentals) too
- I never know what is going to happen anymore. We use to get notices that told us how many people, cars, and what type of shoot it will be. Now the notice is very vague. I guess that is because the filming has gotten so big in terms of the amount of equipment that gets put in front of my door.
- How come no one ever comes to my door with a notice?
- How come I am never asked if I want this filming?
- I found out Lawren Heinz told crews not to stop at my house. That's not right.
- How come Michillinda use to be asked to approve or not approve filming?
- Several Michillinda residents said they never even get notices anymore
- I call about a problem but some woman at Alverno told me "they have a permit"
- At the expansion meeting at Alverno, neighbors were told if they had issues to take it up with the city. Their hands were tied. Neighbors stated that was not true, Alverno could choose not to allow late night shoots, weekend shoots, and so on.
- If Alverno has the right to refuse a film then why are they telling us they have no way to control the problems.\

- I called the numbers on the papers. Half the time the numbers aren't answered, or they don't return my call. Alverno has a woman who says she is the film monitor. She doesn't respond. The film office told me Lawren's number was private. So who the heck is responsible when there are problems like the trucks who honk in the morning, the trucks whose engines run during these shoots. The dressing rooms and catering trucks run all day.
- I was told at an old neighborhood meeting that all the energy was to be gotten from being plugged into the school. No generator was to be running and shaking my house, especially the night shoots and the ones that go on for days
- We have to shut down construction at 7PM, so should Alverno (film set up and strikes) One film was working at 3AM. My security camera shows it to be true but Andrea said it wasn't
- I can't take the beep beep beep of these film trucks. One shoot it went on for several days while they covered the Highland exit drive with dirt. Then they spent days taking it away. I thought I would lose my mind.
- I called and asked why this crew was doing this on a Sunday. Ms. Bertollini told me they were not working. I took video. Why does she lie to us? Why won't she just fix the problem?
- More than one resident complained about the noise from set building.
- More than one resident complained about the massive semis that are now driving or stopping in front of their homes idling.
- Alverno and Ms. Heinz needs to stop gaslighting neighbors when we tell them we see something such as a film with 100 crew members, 26 bodyguards, 6 actors, 26 trucks, a honey wagon, catering, a condor and untold number of cars sitting on the grounds of AHA and we never signed approval nor received notice.
- More than one resident asked why filming has become so big. What happened to their being required to have a base camp?
- Filming is too late.
- Some residents want the signatures for all filming.
- Some residents are OK with not from 7-7 but if filming wants to go to 10 NOT 11 Pm and NO MORE all night shoots,
- Lawren Heinz just waives the code to allow for filming even when residents sign no to filming.
- We need our sleep.
- We need to travel safely on our streets and not be dodging speeding film trucks and the poor driving habits of the crew.
- That film in January (2022) had a guy who would come and go in his car with a modified muffler. Super loud and annoying.
- My kids have been woken up by crew who sit in their vehicles with engines running in front of our home and kid's bedroom. I went out to complain and they yelled at me. Told me it was a public street. His boss came over later and said the same thing. I was really shaken up. My husband was upset too when he came home and heard about it.
- The crews are not as nice as they were years ago.
- There are too many cars driving by my house at all hours and I KNOW they are for filming. And trucks! BIG trucks. (Some shoots have listed on the permit application numbers like

this: Filming from 9/29-10/7 2021. 130 people, 120 equipment vehicles, 2 generators, 100 cars, 15 trucks and 4 rvs all to be contained on the property)

- I was yelled at when I walked over to Alverno to ask the film guys to stop talking so loud and pointing their lights into my bedroom. It was late in the evening. I was scared. They didn't ask me nicely they started yelling, CLOSED SET! WHO LET YOU ON! YOU the whole time I was backing up. There was no one at the gate.
- I was yelled at by crew but the security said I could go in and wait. Andrea wasn't answering her phone. It was late. I wanted to sleep
- We live on Wilson and there was a generator running for so long. Our house rattled. It was too noisy. We were going insane. We called the police, they just said, "They have a permit"
- We don't get invited to eat at the craft wagon anymore
- Noise: truck noise, generator noise
- We don't like when filming means they take up our street (Highland) they block it. Film crews tell us they had enough approval. We didn't sign yes. Under the city code the director or film, needed 100% of the neighbors approval.
- Why does Highland get stuck with trucks, passenger vans cueing up waiting to take crew to an offsite location?
- Films are too big, too much equipment too many people. What happened to the days when they had to be housed offsite? (A base camp)
- I find it disturbing to hundreds of people across the street for weeks at a time for these films. My daughter is not comfortable walking down the street to her friends or to sit in our front yard. They feel some crew members have watched them and it's creepy
- What is going on? I am told to speak to the security guard to get the location manager or the film monitor. Who hires security for the last 4 films that don't speak English? They are kind. Is this the new way to thwart our complaints?
- I know it is a public street but it gets really crowded with all this filming and the school traffic
- Drones are being used in filming. Drones are noisy
- A drone flew over our home and hovered over the backyard with a red light which meant they were filming. No permit allowed for this. The police needed to be quoted the Federal law which stated it violated my privacy. It was like pulling teeth. No one seemed to think it was a big deal, from the location manager to Andrea Bertollini (didn't respond to my call) to the SM film office.
- Trucks always go in and out Michillinda parking lot. What happened to their exiting Highland?
- Crews toss equipment or boxes into empty truck beds. The banging is jarring
- Crews drop their gates. The banging is jarring.
- Trucks will sit in reverse beeping and beeping.
- Diesel trucks run and run. The city says there is a law that says no more than 10" so why do I have to call and have Andra Bertollini argue with me that they have a right to run on her property?

- I have had a crew member come to my home after making a call to complain about the smell of diesel, from trucks and/or maybe generators. He told me he couldn't smell it. He got in my face when I said I do. Very scary, and threatening.
- Even God rests on Sunday so why do we have to put up with filming, or Alverno's gardeners, or some such event in front of our house? (I explained this was about filming, save the rest for the CUP concerns)
- There are always what seems like a half dozen places or persons we have to call to get help. It's confusing. Everyone passes the buck or is unreachable, or don't call me back. We need one person like Pasadena does, up to a certain hour, then the police department. I love our police but they are often clueless about filming and what their duty is. Most of the time the woman at the desk is not even aware there is a film.
- One film shoot had an empty stake bed truck that would fly into the parking lot and it rattled like crazy. They sped around like a sports car in and out, in and out on Michillinda as late as 3:30 in the morning! That same film company has returned. Same truck, same annoying rattle. (We determined it was a stake bed truck, we were disturbed by this too)
- I hate when film crews sit around waiting for the gates to open. Some sit in their vehicles running their engines. Some stand around talking on their phone. Some smoke. Some chat with the other folks waiting. I am sick of being woken up by them.
- I hate when the crews drive up to the Michillinda gate and honk their horn (to be let in?) and then they are told to drive to Wilson and they honk there too!
- I see trucks driving past the kids, BIG TRUCKS, while they are playing in the parking lot. That doesn't seem safe
- I feel unsafe when film trucks pull out of Alverno and cut me off.
- Trucks drive way too fast. What about my kids? Who is protecting their right to walk around our neighborhood with their friends? Or ride their bikes?
- My security camera recorded this noisy truck going by dozens of times a day for a film that went on for weeks. Too much traffic.
- There is always trash after these movies. How is this possible? Because they still park on the surrounding streets even when they are not supposed to. My security camera shows this
- Trucks sit at the edge of W. Grandview so close to Michillinda that vehicles turning onto Grandview must swing into oncoming traffic.
- Trucks that sit on Grandview make it difficult for me to get out of or pull into my driveway.
- Those passenger vans, 3 of them, sat outside my house running their engines for hours and days during one shoot but it's happened
- Why is Hastings Ranch treated as if we don't exist? We are just as affected as you are in Sierra Madre and maybe even more so with the Michillinda parking lot use for filming.
- I work in films and I see these crews coming in and we didn't sign for those dates or times. I am not going to agree to anymore filming. Alverno has a copy of the permit and they know crews are not supposed to be onsite. Even if it's 5 guys for what will be a 75 person shoot is lying by omission. The guild does not allow this deception. (didn't want name used. I told them we weren't singling anyone out just collecting complaints)
- The film office is allowing film crews to come and be on the grounds but they have not put that on their notices that I signed

- Alverno says no one was onsite so why should I sign when I hear construction from a film set going on at 2AM?
- I found it insulting that this guy came around begging for me to change my no to a yes. I don't need the money. My family needs peace and quiet.
- I knew there was a school but no one told me there were going to be so many parties and filming!
- Several complaints were about construction, the hours, the noise.
- Film notices are purposefully leaving out ALL the dates, and times, they will be working, filming and building sets. This lie is to get residents to sign and approve them being at Alverno with what may appear to be a two day shoot when in reality those guys show up 2-3 days before and 1-3 days afterwards to break the set. It's wrong
- Isn't it illegal to put notices in my mailbox?
- My door trim had a new stain applied and was hardening. Some idiot taped a notice to it and I had to pay for the painter to fix the damage. The location manager said he didn't know that wasn't already damaged and refused to pay for it. What am I going to do? I don't have time for small claims court. They can JUST stop filming. I have had it
- That wasn't my signature on the forms. I wondered why there were films going on and I could see them out my kitchen but I never signed for any of those films and I never even received a notice.
- The films have gotten too big, too late, too long.
- I know Alverno says they need the money but the parties and filming seem to be happening too frequently. (I explained the TUP for weddings)
- Alverno (not Alverno the survey signature taker) comes around with a form that is hard to read what they are asking for. The type is tiny, the dates are not listed in a way I can quickly see what they are asking. I signed for a film that now I see is going to be ALL NIGHT!!! I feel tricked. They were very nice, the guy taking the signature.
- I have had crews tell me Lawren says to not talk to me.
- I have emails from location managers tell me that "the school" says not to talk to me.
- I don't like when they drop off these papers and say I MUST fill them out in 24 hours. I feel pressured. I don't know when the paper was dropped off, we use our back door for entry.
- I sign forms that never get picked up. That is a safety issue. Burglars will think I am not home if papers are left out. It happened to our home in 2000. I don't have a fax machine or a way to take a picture and send the form back.
- Why do we get less than 24 hours to sign? We can't even reach anyone after hours at the film office. The city is closed from Fridays through Sunday. We can't ask questions or protest.
- I have expressed my concerns to location managers and survey takers let's say about the generator noise. They are very nice but then they stick a generator across the street and let it rip.
- I am afraid to complain because I heard Sierra Madre will tell the crews I am trouble. The filming is too much.
- Who checks the paperwork? Emails to addresses on Film forms come back as undeliverable. Phone numbers are wrong

- I am sick of the run around. Call this person, that person, that office, no one seems to take charge once the permits are through. This could be purposeful to make me give up. Sometimes I don't want to get dressed to walk over and ask they turn off the generator, or stop yelling, or whatever so I grit my teeth and get mad then I can't sleep.
- Problems do not go away but the film person responsible for taking care of them does. One film I had a conversation with a guy who was going to handle something, I can't remember. Didn't happen, I called him, he gave me another number. That person started to address the problem. Asked me to wait. Nothing happened. This happened over and over on one film
- I call Andrea, her voice mail is full
- I called Andrea, she said the noise was not that loud
- I go to bed at 9. I don't like films ending at even 10. I will only agree to day shoots
- Another said Andrea agreed with the problem. Nothing changed. I called back, she didn't answer. She never got back to me.
- Where are these so called logs regarding complaints we were told at the neighbor meetings would be kept?
- I call and complain to the police. I asked for the log and they told me I would have to file a complaint. WHAT? That is not what I was told at those meetings. Ms. Fanara made it seem like if we needed to get help and their monitor was unavailable the police would help and keep a log. There are no logs. Alverno wants to say there are no complaints.
- The problem with all the different entities in this equation is that none of them seem capable of understanding or fixing issues which arise. It's frustrating and I have given up calling. Alverno should quit allowing filming. They can't control anything, noise, traffic, lights, their own parent drivers
- I am paying my gardener to show up at a certain day and time. I don't like film people who come tell him to stop. That's being a bully, they should have talked to ME
- We were doing construction to repair water damage. Crews came over and told my guys to stop. They were on a deadline! They had no right to do that.
- Film vehicles drive up and down the driveway on campus. Their lights shine into our home.
- Bank lights are raised on condors and shine into our home. Requests to stop resulted in Andrea and 2 film guys demanding to be let in my home so they could determine if it was really that bad. I called the police. They said, "but they have a permit and yes the bank light was lighting up my home like daylight" They said I could get an attorney and sue for civil damages. I thought that was overkill. Why can't the film monitors actually do their job and not harass the neighbors for complaining?
- When I called Lawren Heinz and asked why wasn't I getting notices she said because our home was on a list? What list? I requested to be notified and surveyed like every other home.
- I can see on the Athena shoot two homes that were blackballed. That is not acceptable. ALL NEIGHBORS should be notified.
- SO MANY complaints about the explosions being allowed on site, gun shots, atmospheric smoke.
- Complaints regarding the lack of getting anything resolved with the film monitors, be it the city or Alverno's.

- Why are the film crews allowed to build sets in the Michillinda parking lot? It's super noisy and disruptive when they set up bank lights shooting toward our home so they can work at night (starting at 5PM in the winter)
- The films don't just film and work at or by the Villa, they stick trucks, catering, toilets, dressing rooms and all kinds of other noisy activity using the Michillinda parking lot. There are no buffers. It's noisy and the vibrations from running trucks (catering, dressing) should be on the generators and located in the grassy area or on dirt to alleviate the vibration.
- Drones now for weddings and filming? What's next helicopters?
- How will the cup of master plan for aha work in regards to the Villa and filming? ,

Remedies will be submitted tonight