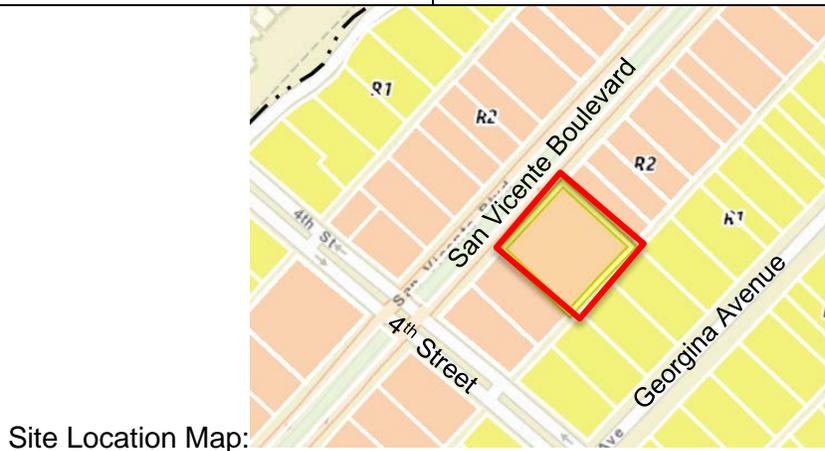




Planning Commission Report

Planning Commission Meeting: May 20, 2020		Agenda Item: 9-B
To:	Planning Commission	
From:	Jing Yeo, AICP, City Planning Division Manager	
Permit:	19ENT-0250 (Conditional Use Permit); 20ENT-0066 (Minor Modification)	
Address:	438 San Vicente Boulevard	
Applicant:	Carlthorp School/ Tim Kusserow and Ken Parr	
Subject	Conditional Use Permit requests to allow 7,259 square foot expansion and new rooftop playcourt to Carlthorp Elementary School with a Minor Modification for increased parcel coverage (45.05% total).	

Zoning District	Low Density Multifamily Residential (R2)
Land Use Element Designation	Low Density Housing
Parcel Area (SF)/Dimensions	46,362 SF / slightly irregular lot approximately 217.6' W x 213.09' D
Existing On-Site Improvements	Private elementary school, outdoor play yard, surface and covered parking.
Rent Control Status	N/A - School
Adjacent Zoning Districts & Land Uses	North: R2 – Multi Unit Dwelling East: R2 – Multi Unit Dwelling South: R1- Single Unit Dwelling West: R2 – Multi Unit Dwelling
Historic Resources Inventory	Subject property is listed as a non-contributing building within the San Vicente Boulevard Courtyard Apartment Historic District



Recommended Action	1. Approve Conditional Use Permit 19ENT-0250; Approve Minor Modification 20ENT-0066
	2. Adopt the Statement of Official Action

Executive Summary

Proposed is a new 7,259 square-foot school addition comprised of a 5,575 SF basement multi-purpose room, 844 SF lunch seating area, 840 SF of administrative offices; a 9,142 square-foot rooftop playcourt is also proposed and while not defined as floor area, is included under the proposed amendment to the Conditional Use Permit as a change in the use of a school building. If approved, the proposed project would result in a two-story school classroom building comprised of a 21,080 SF first story, an 11,454 SF second story, and a 17,851 SF basement area.

The proposal requires approval of a Conditional Use Permit and a Minor Modification in conjunction with the proposed expansion of the existing school, including the following:

- An amendment to Conditional Use Permit 95-012 which permitted a private school within the R2 zoning district; and
- An increased parcel coverage from the maximum allowable 45% to 45.06%

Pursuant to Santa Monica Municipal Code (SMMC) Section 9.41.060, Conditional Use Permits may be granted with respect to development standards upon the discretion of the Planning Commission.

A Conditional Use Permit is intended to provide a mechanism for approval or conditional approval of expansions in the use of land or building or changes in the character of use of land or building. These uses require an additional level of review and have a higher threshold of approval to ensure compatibility with adjacent land uses and compliance with the goals and intent of the General Plan.

The project’s proposed parcel coverage of less than one percent (.06%) over the 45% permitted threshold, requires a Minor Modification to the R2 development standard.

The Minor Modification request would normally be an administrative permit reviewed and issued by staff; however, pursuant to SMMC Section 9.37.170, if any application is filed concurrently with another application that would normally be reviewed by the Planning Commission, all related applications are reviewed by the Planning Commission. In this case, a Conditional Use Permit request requires Planning Commission action, and therefore, the associated Minor Modification will be reviewed concurrently under one review authority

The following issues should be considered by the Planning Commission in its review of the proposed Conditional Use Permit and associated Minor Modification requests for the proposed project:

- The proposed use is consistent with the General Plan;
- The proposed use is compatible with any of the land uses presently on the subject parcel if the land uses are to remain;
- The proposed use is compatible with existing and permissible land uses within the District and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation;
- The physical location or placement of the use on the site is compatible with and relates harmoniously to the surrounding neighborhood.

As detailed in this staff report and in the draft Statement of Official Action (Attachment B), all of the required findings for the Conditional Use Permit and Minor Modification can be made in the affirmative for the proposed project with the inclusion of conditions of approval as recommended.

Background

Existing Conditions

Carlthorp School was established in 1939 and has been in operation at its present location since 1941. The school is a private kindergarten thru 6th grade (K-6th) elementary school. Subsequent to the 1994 Northridge Earthquake, the school expanded in lot size and building floor area after acquiring and demolishing an adjacent, vacant 17-unit apartment building that was “red-tagged” or deemed structurally unsound. On June 12, 1996 the Planning Commission approved the following entitlements:

- Development Review Permit 95-003;
- Conditional Use Permit 95-012;
- Variance 95-022;
- Certification of an Environmental Impact Report and Adoption of Statement of Overriding Considerations

The project required the approval of a Development Review Permit for a 28,923 SF addition, a Conditional Use Permit for operation of a school in an R2 District, a Variance to allow tandem parking and allow an 8'-0" high chain link fence in the front yard and Certification of the Environmental Impact Report with Adoption of Statement of Overriding Considerations for significant unavoidable adverse short-term noise impacts during the construction phase of the project. There were special conditions related to mitigating construction impacts and a requirement to replace the windows in the adjacent multi-family building to the west to mitigate sound transmission. Additional special conditions related to the school operations to mitigate regular school noise included staggering recess and play times, dispersing play groups, landscaping the playfield with grass, and constructing a 6'-6" high acoustical barrier at the west and east property lines in conjunction with play areas. Landscaping the school perimeter with tall trees and heavily vegetated shrubs to block the view of play areas was also required. The applicant has complied with all special conditions.

Currently the school is developed with a 41,920 SF building consisting of a 19,030 SF first floor, a 10,614 SF second floor, and a 12,272 SF basement to include 22 classrooms, outdoor play yard, storage, offices, faculty lounge, library, restroom facilities, ancillary school rooms and parking.

The current operational conditions approved under Development Review Permit 95-003 and Conditional Use Permit 95-012 will be discussed in the analysis portion of this staff report.



Site location view from San Vicente Boulevard

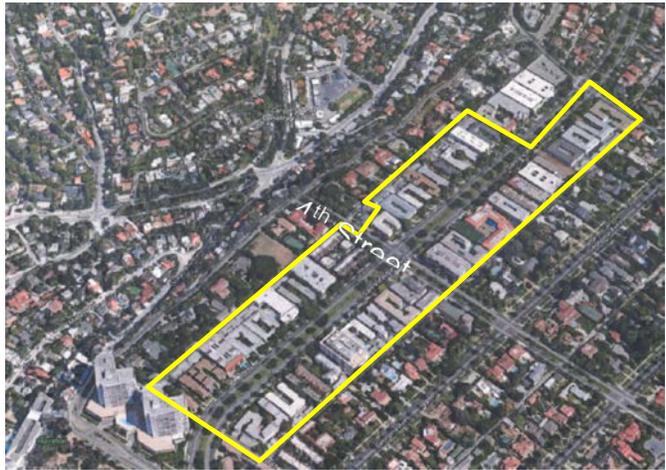
The subject property is located in the Low Density Multi-family Residential (R2) Zone District on a rectangular parcel of 46,362 SF, situated on the south side of San Vicente Boulevard between 4th and 7th Streets. The 45,362 SF parcel is surrounded by multi-family properties to the east (22-unit condominium) and west (24-unit apartment) and two single-family dwellings located across from Georgina Place Alley to the south. As noted in the background section of this report, the school acquired and expanded onto an adjacent property in 1996 and thus the school parcel is larger than any other parcel on this block.



Aerial 3D rendering looking south from San Vicente Boulevard

San Vicente Boulevard Courtyard Apartment Historic District

City Council designated the San Vicente Boulevard Courtyard Apartment Historic District on January 12, 2016. The Historic District was adopted based on its association with multi-family development patterns and the distinctive concentration of courtyard apartments with L-, O-, I-, C-, or U-shaped plans that partially or fully surround a landscaped courtyard. The district's period of significance are courtyard apartments constructed between 1937-1956 and have architectural styles typically associated with this era. The subject parcel is one of thirteen non-contributing structures out of 40 total structures within the District. The Carlthorp School is a non-contributing structure and parcel as the school was constructed outside the period of significance and is not a courtyard apartment. Currently, the Landmarks Commission reviews and issues Certificates of Appropriateness for both contributing and non-contributing structures in the District. As a result, the project had a preliminary review by the Landmarks Commission on October 14th, 2019. The Commission was generally supportive of the project, noting that the addition would not be visible from the street.



Although school is a non-contributor to the Historic District, until such time as there is an ordinance setting forth review procedures for alterations within the District, the Landmarks Commission must review all alterations through a Certificate of Appropriateness process. The Landmarks Commission will conduct its formal review of a Certificate of Appropriateness application including compatibility with the overall District character.

Project Analysis

Project Description

The request is to add 7,259 square feet to the existing Carlthorp Elementary School expanding the first, second and basement levels. While not counted as floor area, the project also includes a new rooftop playcourt on the building adjacent to Georgina Place North alley.

Conditional Use Permit (CUP)

Pursuant to SMMC Section 9.08.020 (R2 district), an addition to an existing school requires approval of a Conditional Use Permit. The project must comply with the standards of the R2 District including height, setbacks, parking, and parcel coverage as well as other development standards.

Acoustical Analysis of Rooftop Playcourt

Due to noise concerns that were raised in the course of deliberations on the school's prior entitlements and the proximity of the proposed rooftop playcourt to adjacent residential uses, staff requested an acoustical analysis of the potential impacts of the rooftop playcourt on neighboring residents. The applicant provided an acoustic noise analysis prepared by Veneklasen Associates which measured existing exterior noise levels, the projected noise levels upon completion of the proposed outdoor improvements, and suggested mitigation measures to ensure the project complies with applicable Santa Monica Municipal Code (SMMC) noise requirements. and the threshold established for ambient noise levels in a residential zone. This analysis dated May 12, 2020 is attached to this report (Attachment E).

The report analyzed the potential disturbance to adjacent neighbors due to noise from outdoor play by the K-6 elementary students. The analysis identified that the typical school hours are 8 am - 4 pm; however, the report used the hours of 7 am to 10 pm to study noise levels in a residential zone (Noise Zone 1). The study uses ambient noise conditions, a maximum event (the highest noise level), and a specified limit to analyze a threshold of significance.

The acoustic measurement included the ambient conditions and existing outdoor playground conditions at the school taken from Georgina Place North Alley and the two neighboring residential building to the east and west. These locations represent the closest residential property line to the proposed outdoor play court. There are three receiver sites studied located to the adjacent residential properties to the south, east and west of the school. The report's quantified analysis calculates the average and maximum dBA levels based on the height of the proposed play court and the noise limits set forth in the Noise Ordinance for adjacent receiver sites.

Based on the noise data collected, the report recommends a perimeter sound barrier surrounding the roof top play court, which is included in the design as a solid 6' high wall. The applicant's original design and subsequent updated design include plexi-rectangular punctuations into the upper playcourt wall. The walls are designed of a solid material of wood framing with stucco finish as recommended, with openings that have clear acrylic

material. Absorptive panels could be incorporated into the design, but are not required, since the noise level limits are not exceeded. Staff has included #11 requiring implementation of the recommendations contained in the Veneklasen report and to verify the assumptions made in the report with a noise test upon completion of the play court and active use by the students. The test results shall be analyzed and compared with the assumptions made in the report dated April 28, 2020. If additional impacts are found, or the analysis indicates the City's Noise significance threshold are exceeded, the applicant shall work with the Planning Director to mitigate those impacts. In addition, the applicant shall be required to designate an on-site contact person to serve as a neighborhood liaison to address any neighborhood concerns related to the school. Condition #12 reflects this requirement.

Phased Construction

The applicant has requested a five-year term to exercise rights granted under the entitlements to allow for phased construction to complete the project. Staff recommends approval of the five-year term as the school needs the additional time to fundraise for the improvements and also needs to phase construction to occur only during summer break (May to August) in order to minimize operational disruption during the school year. The outline below describes the scope of work and anticipated project phasing

- Summer Phase #1
 - Excavation and foundation work for the multi-purpose room, which will be capped over to return the playfield to normal use during the subsequent school year
 - Initial structural work for the upper-level play court
 - Modest courtyard and play field work to return the campus to usable condition
- Summer Phase #2
 - Final exterior work on the multi-purpose room and interior fit-out
 - Substantial completion of upper-level play court
 - Modest courtyard and play field work to return the campus to usable condition
 - Interior renovations to existing campus buildings
- Summer Phase #3
 - Completion of interior renovations to existing campus buildings, including completion and integration of multi-purpose room and upper-level play court
 - Interior courtyard improvements

Staff has included Condition #15 a term of five years to phase construction and Condition #14 to require a Construction Management Plan per SMMC 8.98.40 to ensure impacts to the adjacent neighbors during construction will be minimized.

Revision to Existing CUP Conditions

The prior conditions of approval contained in the June 12, 1996 Statement of Official Action (STOA) are included as Attachment #F. The operational conditions detailed in conditions #39- #40; #49, #56- #60 include:

- A Mobility approved drop-off and pick-up plan
- Use San Vicente Boulevard for loading between 8 am – 5 pm
- Stagger out-door play time
- Disperse (exterior) noise sources by dispersing play groups
- Landscape to block views into the school play yard
- Play yard surface material for noise attenuation
- Construction of a 6-6” acoustical barrier
- Additionally, a condition was added requiring laminated glass installation on the apartment building to the west

The key conditions of approval for a school located within a residential district include noise mitigation, drop-off and pick-up plans, parking, and site design. The proposed project’s drop-off and pick-up plan will be enhanced and require approval by the Mobility Division prior to issuance of a building permit. The added conditions #5-7 for this entitlement, optimize the existing drop-off and pick up plan through the use of San Vicente Boulevard and the alley as a loading zone and ensure compliant bike parking will be added prior to issuance of a building permit.

Conditional Use Permit 95-012 did not include any conditions relating to the number or type of special events the school may hold. With the addition of a multipurpose room, staff included condition #4 to specifically address the number of special events the school may have to minimize the potential noise or parking and circulation impacts to the adjacent neighbors. The proposed multipurpose room has a larger seating capacity than other rooms so Conditions #5 and #6 require the school to work with the Mobility Division prior to a special event within the multipurpose room for invited guests, parents or other members of the public that typically do not work, study or facilitate the school’s daily operations.

The prior CUP conditions include landscape, a 6’-6” acoustical barrier wall on the east and west ends of the ground level play field and staggered play times and modified play areas to disperse the noise source (children) during outdoor play. The landscape has been installed, the acoustical barrier wall built, and the play routines and outdoor play activities, have been replaced with Conditions #8-12 that more appropriately address the use of existing outdoor amplified speakers.

Minor Modification

The Minor Modification request is for an increase to the permitted parcel coverage in the R2 zoning district that allows no more than 45% parcel coverage of the ground floor building footprint. Approval of the proposed Modification requires that the Planning Commission make all five required findings pursuant to SMMC Section 9.43.090. A decision to grant a Minor Modification shall be based on the following findings:

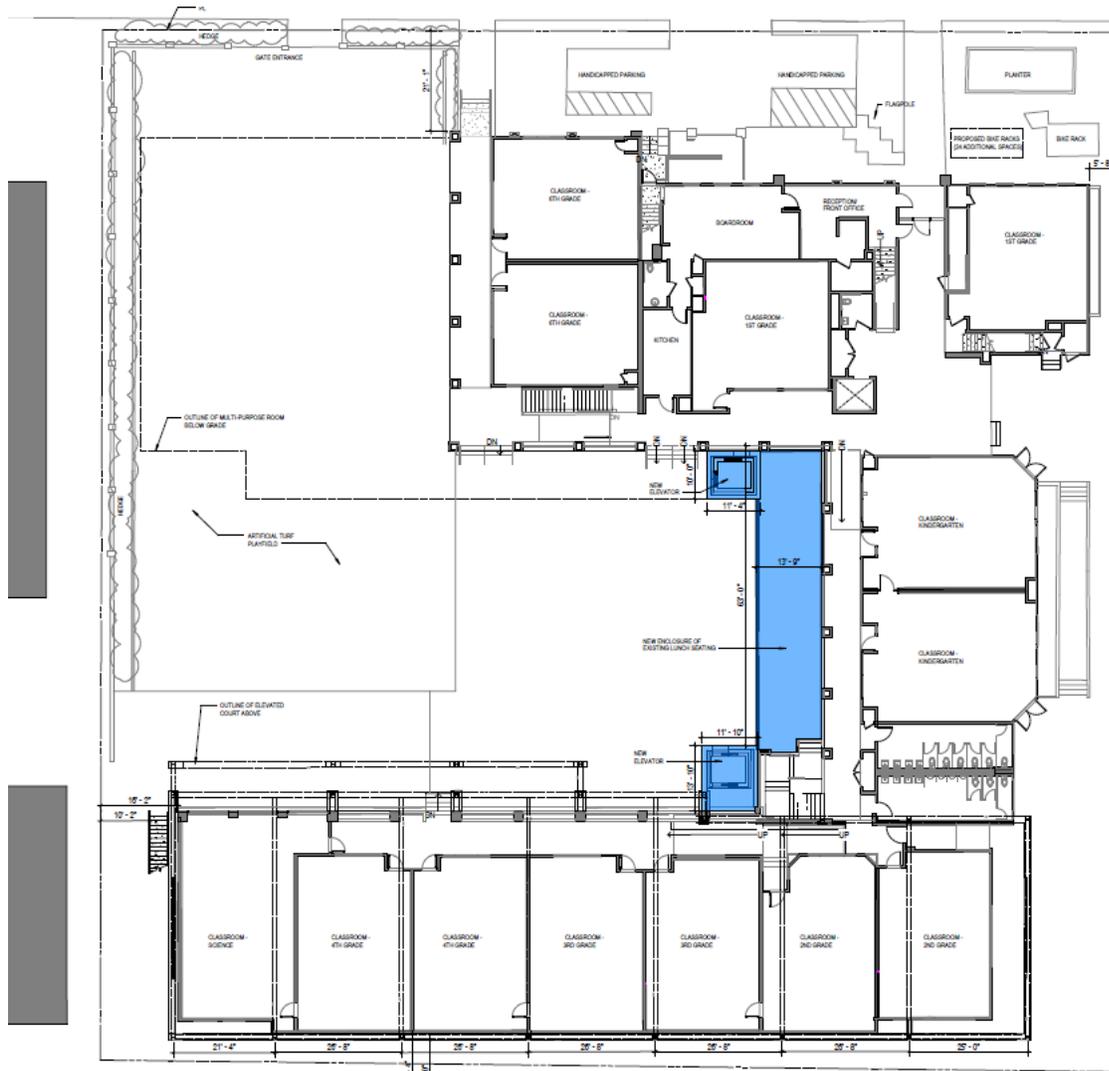
- The approval of the minor modification is justified by site conditions, location of existing improvements, architecture or sustainability considerations, or retention of historic features or mature trees;

- The requested modification is consistent with the General Plan and any applicable area or specific plan;
- The project as modified meets the intent and purpose of the applicable zone district and is in substantial compliance with the district regulations;
- The parcels sharing common parcel lines with the subject parcel will not be adversely affected as a result of approval or conditional approval of the minor modification, including but not limited to, impacts on privacy, sunlight, or air; and
- The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site.

The school currently has 42.6% parcel coverage. With the enclosure of an 844 sf existing roofed but unenclosed lunch area and two new elevators (totaling 276 sf) required for disabled access, the parcel coverage increases to 45.06%, which is 26 SF over the maximum allowable parcel coverage necessitating the Minor Modification request. Excluded from parcel coverage calculations per SMMC Section 9.04.100. are eaves, permitted projections and projecting upper-story outdoor spaces.

The Minor Modification request for a modest increase in parcel coverage is requested for the addition of two new elevators to allow for disabled access, a stair, and enclosure of an existing outdoor roofed lunch area. By granting the parcel coverage increase, the proposal will not impact the adjacent properties with regard to privacy, sunlight and air since all these areas are located within the buildable footprint of the parcel and are not adjacent to the property lines or encroach into required setbacks. Additionally, this area, shown in blue in the site plan below, is buffered by existing school buildings, further minimizing any potential impacts to surrounding buildings and residential uses.

San Vicente Boulevard



Site plan diagram for proposed additional parcel coverage

Parking and Circulation

Vehicular Parking

The school currently has 32 at-grade parking spaces in tandem configuration accessed from Georgina Place North Alley and two accessible parking spaces accessed from San Vicente Boulevard for a total of 34 parking spaces.

The current parking configuration was approved and met the parking demand generated by the classroom expansion approved under the 1995 entitlements as described in the Background section of this report. Specifically, Variance 95-022 approved the existing parking configuration, including tandem parking spaces.

The required parking for an elementary school is 2 spaces per classroom per SMMC Section 9.28.060. The proposed addition includes the following areas:

- 5,575 multipurpose room and associated corridors;
- 844 SF enclosed lunch area
- 840 SF administrative offices



Rear elevation and parking from Georgina Place North Alley

The elementary school off-street parking standard is inclusive of administrative offices and non-classroom areas that are considered ancillary to the school's operation, particularly in an elementary school as the children do not drive. The new multipurpose room will be used for art and theater performances, assemblies, events such as speaker lectures or graduation. Based on the intended use, staff determined the multipurpose room would not be considered a new classroom since the existing daily operations will not change nor will there be an increase in student enrollment. The room will be used by existing students, facility and administrators, therefore, no additional parking is required. While there may be Special School Events that draw adults other than School administrators and faculty throughout the year, staff has further determined that the multipurpose room does not constitute a Community Assembly use as defined in Section 9.51.030(A)(5) of the Zoning Ordinance. Community Assembly spaces are for public and private meetings that are typically open to the general public such as banquet centers, community centers, and civic auditoriums. The proposed multi-purpose room is intended for School-related uses only and will not be available for the general public's use. Thus, Condition #4 provides a limitation to the number of such special events and Conditions #4 and #6 include requirements for a bike and automobile valet plan submitted to the City Mobility Division at least 72 hours prior to a Special School Event. This plan shall include

a narrative detailing drop-off, circulation, event hours, estimated persons in attendance, and off-site vehicle automobile staging.

Bicycle Parking

The project requires 43 bike parking spaces comprised of 7 long-term and 36 short-term stalls (Condition #7) has been added to ensure the bike parking is consistent with current City standards prior to the issuance of a building permit. The school currently has 12 bike racks located within the front yard setback, and eight stalls located within the covered parking area accessible from the alley. The proposed scope of work including added conditions of approval will help mitigate additional car trips and achieve compliance with the City’s Transportation Demand Management program and mitigate potential automobile parking demand. The bike parking requirements are consistent with the City’s Land Use and Circulation Element policies to provide alternative modes of transportation, including K-6 grade schools where children do not drive and may live outside a one-half mile radius typically used as a standard walking distance and will be provided on-site prior to issuance of a building permit. The Mobility Division has worked with the applicant to refine the initial design and identify additional requirements for both long- and short- term bicycle parking; on-site shower facilities. Staff has added Condition #7 to ensure the required bike parking and shower facility will be included in the first project phase.

	Existing	Required	Proposed
Vehicle Parking	32 spaces approved with Variance 95-022 tandem configuration	None; no new classrooms	34 spaces; existing legal-nonconforming (tandem configuration) operational parking, loading and circulations conditions added
Bicycle Parking	20 spaces	43 spaces (7 long term & 36 short term)	43 spaces

Vehicle and Bicycle Parking Requirements

Drop-Off and Loading Operations

Student drop-off and loading primarily occurs at the San Vicente Boulevard street frontage and occasionally from the Georgina Place North Alley. The current drop-off restrictions at both locations are:

- San Vicente Boulevard: Limited to loading and unloading between 7 am- 5 pm on school days for the entire street frontage;
- Georgina Place North Alley: Included in current pick-up/ drop-off plan but used less frequently and is an alternative drop-off site.

A Parking and Loading Operations Plan (PLOP) will be required to be approved prior to issuance of a building permit. The PLOP shall include a site plan, circulation features such as the location(s) where pick-up/drop-off occurs, path of travel from passenger loading locations in relation to the building entrance, how parking and loading will occur

during times when the multipurpose room is used for public events and indicate how bicycle and automobile valet services are proposed to operate. The intent of the drop off/pick up plan is to prevent congestion and queuing problems via an organized operational system. Condition #5 will require a PLOP, a comprehensive, detailed plan in effect for the life of the project, i.e. for as long as the site operates as a school.



Upper level play court and lunch area enclosure view from interior courtyard looking south

Neighborhood Compatibility

Carlthorp Elementary School is located in the R2 Zoning District and is across the alley north of the adjacent R1 (Single Unit Dwelling) zoning district. On the east and west sides of the school are multi-unit apartment buildings. The school has operated at this location for 79 years, since 1941 enrolling about 280 students and 80 teachers/staff. While schools exist in other residential neighborhoods throughout the City, the level of compatibility of a school use located in a residential zone is reviewed and determined via the Conditional Use Permit (CUP) application process. This discretionary process allows the approving body, in this case the Planning Commission, to make a proposed use become more compatible with existing and adjoining uses by imposing appropriate conditions to minimize potential impacts of the use on adjacent neighbors. These potential impacts include noise (see acoustic analysis section above), parking, construction-related and traffic congestion that may occur during student drop-off and pick-up. Staff has included Conditions 1 thru 10 to address parking and loading, noise and construction impacts.

Staff has included Condition #4 to specifically address the number of special events the school may have to minimize the potential noise or parking and circulation impacts to the adjacent neighbors. The proposed multipurpose room has a larger seating capacity than other rooms and Conditions #4 and #6 require the school to work with the Mobility Division

prior to a special event within the multipurpose room for invited guests, parents or other members of the public that typically do not work, study or facilitate the school's daily operations.

The proposed expansion includes additional square footage below grade in a basement level, on the ground floor, and on the second floor. The design of the building will be reviewed by the Landmarks Commission through the Certificate of Appropriateness process, and in its review, the Commission has the ability to condition exterior lighting, landscape, and design features to be compatible with and sensitive to the surrounding properties. The proposed addition complies with the R2 zoning district's development standards with the exception of the 45.06% parcel coverage increase as discussed in the modification section of this report. The addition will not be visible from the street, with the possible exception of the elevator overrun. Additionally, no exterior lighting is proposed for the upper level of the play court.

Zoning Ordinance Compliance

Carlthorp School is located in the R2 zoning district, which establishes property development standards that govern building's height, parcel coverage, and setbacks of the proposed addition. Furthermore, the R2 zoning district allows private and public schools with the approval of a Conditional Use Permit that is reviewed and approved by the Planning Commission.

The Zoning Ordinance contains specific development standards that apply to this R2 zoning district regardless of the use. With the exception of parcel coverage, identified in SMMC Section 9.08.030, the project will comply with the district's standard height, setback, parking, and unexcavated area for the proposed school expansion.

As proposed, except for the Minor Modification for parcel coverage request, the project complies with all remaining development standards applicable to the site within this zone. Attachment A to this staff report contains a detailed comparison of these development standards and the proposed project.

The project has been designed within the building height requirements and allowed projections permitted above the roof for the R2 Residential zone. The proposed upper level play court and second floor offices will be compliant with 30' height limit. The two-story upper play court is designed with a wall surrounding the perimeter as an acoustical barrier extending to a height of 29.5 feet high as measured from Average Natural Grade (ANG) and is below the allowable 30 feet flat roof height limit. Additionally, a 42-inch parapet is permitted above the 30' height limit. The acoustical wall has been designed to comply with the 30' district height limit. Typically, per SMMC Section 9.21.060 a solid parapet wall would add a safety barrier surrounding the parapet roof area. To address the potential for ball, play equipment, or other objects that may fall outside the containment area onto the alley or adjacent yard areas, staff has added Special Condition #13 to require a netting material to extend no more than 42-iches above the acoustical wall. The netting shall be designed and reviewed by Landmarks Commission staff.

Additional permitted projections above the second floor roof-line include two elevator towers no more than 10' high and under the allowable 18' permitted for this projection.

Land Use and Circulation Element (LUCE) Consistency

The subject property is designated as Low Density Residential in the Land Use and Circulation Element (LUCE). The intent of this designation is to preserve and protect the existing character of the residential neighborhood through conservation, maintenance, and rehabilitation of existing structures and redevelopment of parcels consistent with Low Density Multi-family zoning standards which include schools subject to a Conditional Use Permit.

Santa Monica's schools and educational facilities are among the City's most important assets. They draw residents and visitors to the City, provide employment, and important recreational and cultural opportunities as well as training the City's young people for future service and employment.

The Land Use and Circulation Element (LUCE) includes policies and goals to encourage increased use of multi-modal transportation options. A particular focus will include enhanced use of the transit system and improvements to the City's bicycle and pedestrian facilities. The LUCE policies below focus on schools, neighborhood compatibility and circulation.

In conformance with LUCE, the project as conditioned, is consistent with the goals and policies regarding drop-off plans. Specifically, for schools:

- Policy CE15.1 Encourage schools to work with the City to develop and implement safe morning drop-offs and evening pick-ups of students that minimize the traffic impacts on City streets.
- Policy CE15.3 Work with providers to achieve pick-up and drop-off for childcare, early education, and private school projects that are designed and operated to be sensitive to neighbors and the surrounding area.
- Policy T25.1 Require adequate on-site loading areas for childcare centers, healthcare offices and other uses with intensive passenger drop-off demands, and work with schools to encourage provision of adequate loading areas.

The project is located in the San Vicente Boulevard Courtyard Apartment District as a non-contributor and will require Landmarks Commission design approval. The scale and character of the neighborhood is ensured by compliance with height and setback standards consistent with policy and goals:

- GOAL N8: Protect, preserve and enhance the attributes of the North of Montana residential neighborhood and ensure compatible design.
- N8.3 Preserving site planning attributes of San Vicente Boulevard, including: Protecting the landscaped median of San Vicente Boulevard, its coral trees and lawn—properly maintaining and replanting as needed; Preserving the pedestrian

sidewalks lining the boulevard and the mature trees in the landscaped parkways;
Maintaining consistent lot setbacks for new construction.

The project would comply with the goals and policies of the Neighborhood Land Use Designations maintaining, the existing neighborhood's distinctive character, design, and pattern of development that provide for a diversity of households and Conditional Permitted Uses

The project shall provide additional bike facilities, and is consistent with the goals and policies neighborhood compatibility identified including:

- N1.7 Make new development projects of compatible scale and character with the existing neighborhoods, providing respectful transitions to existing homes, including ground level open spaces and appropriate building setbacks and upper-floor step backs along neighborhood streets.
- GOAL N4: Ensure compatible design to preserve and enhance neighborhoods.
- POLICIES: N4.1 Design new development to be compatible with the existing scale, mass and character of the residential neighborhood. New buildings should transition in size, height and scale toward adjacent residential structures.

The project is consistent with circulation policies and goals identified in the LUCE including:

- Policy CE7.1 Promote land use patterns and transportation decisions that enable all residents to walk and bicycle to meet their daily needs. Expand the bicycle network to provide residents with safe options for bicycling to stores, schools, parks and places of employment.
- GOAL CE14: Increase use of transit, walking and bicycling as an alternative to the automobile for students and employees of the city's schools and colleges.

The requirements for additional on-site bike parking, shower facilities, and incentives for providing access to transit systems such as the Big Blue Bus for employees are consistent with the above goals and policies.

Community Meeting

The applicant has conducted outreach to the adjacent and the immediate neighbors in the following ways:

- December 2, 1919 community meeting held at the Montana Avenue Branch Library;
 - Notice of the community meeting was provided by e-mail to immediate neighbors to the east, west and south of the school in November 2019 and hand-delivered notices to neighbors east, west and south of the school;
- Follow up e-mails to those who attended the community meeting;
- Follow up with individual(s) requesting additional information

Staff has provided information to member(s) of the public requesting information including but not limited to: prior entitlement records, additional exhibits demonstrating code compliance, and application materials. Staff has also responded to general questions and direct requests for assistance from member(s) of the public. Generally, these request(s) focused on:

Concern	Response
1) Parking and loading during pick-up/drop-off	<ul style="list-style-type: none"> • Conditions # 4-6
2) Existing parking as related to compliance with current Code requirements	<ul style="list-style-type: none"> • Variance 95-012 (tandem); no trigger for additional parking
3) 95CUP-012 non-compliance	<ul style="list-style-type: none"> • Refer to Attachment G
4) Noise from special events and daily activity	<ul style="list-style-type: none"> • Conditions #4, 8-12
5) Condition # 49 sound rated windows not sufficient to address daily noise issue	<ul style="list-style-type: none"> • Sound rated windows installed; ambient noise complies with Noise Ordinance per Acoustical Analysis
6) Lack of access to public records	<ul style="list-style-type: none"> • Public Records request filled, however, certain documents unavailable due to COVID-19 and City Hall closure

Environmental Status

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3) of the State CEQA Guidelines. This section exempts minor additions to existing schools where the addition does not increase original student capacity by more than 25% or 10 classrooms. The school’s existing size is 47,709 square feet with a proposed addition of 7,259 square feet, a 15% increase in size that is intended to accommodate existing student capacity. The school has 22 existing K-6 classrooms and the addition will not add any new classrooms. Therefore, the addition, will not increase the number of classrooms or students and no further environmental analysis is required.

The proposed project is also categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 of the State Implementation

Guidelines in that the proposed addition to a non-contributor in the San Vicente Boulevard Courtyard Historic District is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (2017), revised by Anne E. Grimmer, and would not cause a substantial adverse change in the significance of the San Vicente Courtyard Historic District. The District is characterized by courtyard apartments oriented around landscaped spaces constructed during an architectural period of significance dating from 1937-1956. The proposed project consists of a 5,575 sf subterranean multi-purpose room and 844 sf lunch seating area and 840 sf of administrative offices within the interior courtyard of the existing building envelope that will not be visible from San Vicente Boulevard. Further, the proposed rooftop play area is on an existing building adjacent to the alley (approximately 170 feet from the North property line) and would be minimally visible from San Vicente Boulevard only due to required safety fencing. The proposed project does not change the existing front elevation or landscape features of the non-contributing school and therefore, would have no impact on the overall character or significance of the historic district. Further, the proposed addition requires review and approval of a Certificate of Appropriateness by the City's Landmarks Commission to ensure the structure would not potentially impact the character-defining features of the District.

Alternative Actions

In addition to the recommended action, the Planning Commission could consider the following with respect to the project if supported by the evidentiary record and consistent with applicable legal requirements:

- A1. Continue the project for specific reasons, consistent with applicable deadlines and with agreement from the applicant
- A2. Articulate revised findings and/or conditions to Approve OR Deny, with or without prejudice, the subject applications

Conclusion

Staff supports the request for approval of a Conditional Use Permit and Modification to allow an existing elementary school expansion of 7,259 SF and an increase to the allowable ground floor parcel coverage for Carlthorp, a private K-6 Elementary School.

The Minor Modification request is supported by staff and allows an increase the first-floor footprint with the proposed elevator access, enhanced circulation and the enclosure of an existing partially open lunch seating area. The Minor Modification will allow increase of 0.06% over the 45% permitted in the District. There would be little to no impact to the adjacent parcels with this request since these features are located outside of the required setbacks and internal to the site, and the enclosed seating area (currently designed with a roof covering) will be insulated to help dampen the sound and protect the students and faculty from inclement weather. The additional parcel coverage allowance is warranted.

As analyzed in this report, the required findings as set forth in SMMC Section 9.41.060 can be made in the affirmative to approve the requested Conditional Use Permit based on criteria such as the existing site and structure's unique design characteristics as detailed in the draft Statement of Official Action (Attachment B).

Additionally, conditions have been added to mitigate any impacts on adjacent properties including: a requirement for a Parking and Loading Operations Plan (PLOP), noise, bike parking and potential impacts during construction.

As conditioned, approval of the requests affords the Carlthorp School the ability to add square footage below, at-grade and at the second-floor levels and as conditioned, the request is comparable to the adjacent residential uses within the area and will maintain the integrity of the neighborhood.

Prepared by: Gina Szilak, Associate Planner

Attachments

- A. General Plan and Municipal Code Compliance Worksheet
- B. Draft Statement of Official Action
- C. Public Notification & Comment Material
- D. Project Plans
- E. Acoustical Noise Analysis dated May 12, 2020 - Veneklasen Associates\
- F. Statement of Official Action dated June 12, 1996
- G. Annotated Statement of Official Action dated May 12, 2020

**ATTACHMENT A
GENERAL PLAN AND MUNICIPAL CODE COMPLIANCE WORKSHEET**

Project Location and Permit Processing Time Limits

Project Address: 438 San Vicente Boulevard
 Application Filing Date: June 25, 2019 (19ENT 01250)
 March 3, 2020 (20ENT0066)
 CEQA Deadline: N/A
 PSA Deadline: Suspended as of March 16, 2020 in accordance with Fourth Supplement to the Executive Order of the Director of Emergency Services Declaring the Existence of a Local Emergency dated March 17, 2020 (79 days)
 Total Process Review Time (Days): 270 Days

General Plan and Municipal Code Compliance Worksheet

CATEGORY	LAND USE ELEMENT	MUNICIPAL CODE	PROJECT
Permitted Use	Low Density Residential	Schools with approval of a Conditional Use Permit [SMMC 9.08.020]	7,259 SF addition to an existing private elementary school - Carlthorp (CUP request)
Maximum Building Height	N/A	2 stories, not to exceed 23 feet fat front to 30 feet in the rear [SMMC 9.08.030]	2 stories; 30 feet
Maximum Parcel Coverage	N/A	45% [SMMC 9.08.030]	First Story – 45.06% (Minor Modification request)
Front Yard Setback	N/A	20 feet [SMMC 9.08.030]	21 feet
Rear Yard Setback	N/A	15 feet [SMMC 9.08.030]	Upper play court 18 feet from center line of the alley; 15' existing for covered parking
Side Yard Setback	N/A	8' minimum 10' average [SMMC 9.08.030]	10' 4" west side yard stair
Parking	N/A	Elementary Schools – 2 spaces per class room [SMMC 9.28.060]	34 spaces existing;32 spaces in tandem, 2 Handicapped spaces (per Variance 95-022)

Unexcavated Area	N/A	Lots <70' wide, 4' unexcavated area both side yards	8' unexcavated area west side yard; 8+ existing east side yard
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**ATTACHMENT B
DRAFT STATEMENT OF OFFICIAL ACTION**



City of Santa Monica
City Planning Division

**PLANNING COMMISSION
STATEMENT OF OFFICIAL ACTION**

PROJECT INFORMATION

CASE NUMBER: 19ENT-0250 (Conditional Use Permit); 20ENT0066 (Minor Modification)

LOCATION: 438 San Vicente Boulevard

APPLICANT: Carlthorp School / Tim Kusserow/ Ken Parr

PROPERTY OWNER: Carlthorp School

CASE PLANNER: Gina Szilak, Associate Planner

REQUEST: Amendment to Conditional Use Permit 95-012 to allow 7,259 square foot expansion to Carlthorp Elementary School and rooftop playcourt with a Minor Modification for a 0.06% increase in parcel coverage (45.06% total).

CEQA STATUS: The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3) of the State CEQA Guidelines. This section exempts minor additions to existing schools where the addition does not increase original student capacity by more than 25% or 10 classrooms. The school's existing size is 47,709 square feet with a proposed addition of 7,259 square feet, a 15% increase in size that is intended to accommodate existing student capacity. The school has 22 existing K-6 classrooms and the addition will not add any new classrooms. Therefore, the addition, will not increase the number of classrooms or students and no further environmental analysis is required.

The proposed project is also categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 of the State Implementation Guidelines in that the proposed addition to a non-contributor in the San Vicente Boulevard Courtyard Historic District is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating,

Restoring, and Reconstructing Historic Buildings (2017), revised by Anne E. Grimmer, and would not cause a substantial adverse change in the significance of the San Vicente Courtyard Historic District. The District is characterized by courtyard apartments oriented around landscaped spaces constructed during an architectural period of significance dating from 1937-1956. The proposed project consists of a 5,575 sf subterranean multi-purpose room and 844 sf lunch seating area and 840 sf of administrative offices within the interior courtyard of the existing building envelope that will not be visible from San Vicente Boulevard. Further, the proposed rooftop play area is on an existing building adjacent to the alley (approximately 170 feet from the North property line) and would be minimally visible from San Vicente Boulevard only due to required safety fencing. The proposed project does not change the existing front elevation or landscape features of the non-contributing school and therefore, would have no impact on the overall character or significance of the historic district. Further, the proposed addition requires review and approval of a Certificate of Appropriateness by the City's Landmarks Commission to ensure the structure would not potentially impact the character-defining features of the District.

PLANNING COMMISSION ACTION

May 20, 2020 Determination Date
 _____ Approved based on the following findings and subject to the
 _____ conditions below.
 _____ Denied.
 _____ Other:

EFFECTIVE DATES OF ACTIONS IF NOT APPEALED:	June 4, 2020
EXPIRATION DATE OF ANY PERMITS GRANTED:	June 4, 2025
LENGTH OF ANY POSSIBLE EXTENSION OF EXPIRATION DATES*:	12 months

* Any request for an extension of the expiration date must be received in the City Planning Division prior to expiration of this permit.

Each and all of the findings and determinations are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information contained herein or in the findings are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

CONDITIONAL USE PERMIT FINDINGS

1. The proposed use is conditionally allowed within the applicable Zoning District and complies with all other applicable provisions of this Ordinance and all other titles of the Municipal Code. The existing school was established through an approved Conditional Use Permit and was previously expanded in 1995 when it acquired the adjoining lot after the 1994 Northridge Earthquake. The proposed expansion of an existing school is a permitted use in the R2 district with the approval of an approved Conditional Use Permit.
2. The proposed use is consistent with the General Plan and any applicable specific plan. Specifically, the project is conditionally permitted with an approved via a Conditional Use Permit application and is consistent with the goals, objectives, and policies of the General Plan in the following areas. The addition of on-site long and short term bike parking is consistent with Policies CE.7, CE 14.1 and CE 14.2; as well as goal CE14. Additionally, the project is consistent with stated transit and transportation demand management goals and policies including: Goal CE15; T 14.2, N1.7, N4, and Policy N4.1 which incentivize alternative transportation modes and monitor the outcomes. The North of Montana and San Vicente Boulevard Goals N8 and N8.3 are met via the Certificate of Appropriateness project review by the Landmarks Commission as a non-contributor to the San Vicente Courtyard Apartment Historic District.
3. The subject parcel is physically suitable for the type of land use being proposed. The existing Carlthorp School is located on a 46,362 SF parcel and will comply with the R2 development standards for the proposed expansion with the exception of the parcel coverage. The maximum parcel coverage in the R2 zoning district is 45% while the proposed expansion constitutes a 45.06% overall parcel coverage, an overage of .06% or 26 SF for the less than 1% parcel coverage overage requested with a Minor Modification. This small increase over the allowable parcel coverage would permit a roofed lunch area but requires a Minor Modification application. The school has been in operation for 79 years since 1941 without negatively impacting the adjoining neighbors and residential buildings along its east, west, and south sides. The school enrolls approximately 280 students and the proposed expansion would not increase the enrollment level. The expansion would facilitate and enhance the existing academic services and student experience. No new classrooms are included in the proposal.
4. The proposed use is compatible with any of the land uses presently on the subject parcel if the land uses are to remain. The school has been operating on the site for since 1941; the previous expanded operations conditions of approval (Development Review 95-003, Conditional Use Permit 95-012, Variance 95-002 and an approved Environmental Impact Report) are consistent with the existing on-site use. The proposed conditions of approval will serve to further mitigate potential impacts such as noise, parking, construction impacts, and a

comprehensive drop-off and pick up plan for the benefit of the students, faculty and on-site administrators.

5. The proposed use is compatible with existing and permissible land uses within the District and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation. Since Carlthorp elementary school has been located on this site since 1941 and the school previously expanded with the approval of Development Review 95-003, Conditional Use Permit 95-012, Variance 95-022 and an approved Environmental Impact Report, the proposed expansion via a Conditional Use Permit includes a number of specific project conditions to address potential parking impacts, noise, construction impacts and the viability of the school's current and future drop off plans. These project specific conditions #1-14 can be found in the Statement of Official Action.
6. The physical location or placement of the use on the site is compatible with and relates harmoniously to the surrounding neighborhood. The project is located in the San Vicente Boulevard Courtyard Apartment Historic District. The proposed addition and elevators are most visible to the interior courtyard, and not from San Vicente Boulevard. The upper level play court walls are visible from the street but are located in the rear, furthest from the street. The potential impacts altering visibility, building volume envelope or site design have been mitigated as the proposed project is for additions facing the interior courtyard that are compliant with the R2 development standards with the exception of a slight parcel coverage modification. Additionally, as a non-contributing structure in the district, the Landmarks Commission shall review and provide issuance of a Certificate of Appropriateness to ensure the new school expansion do not impact the integrity of the district nor character defining features of the contributing district structures. The potential impacts associated with ambient and the noise levels regulated via the Municipal Code Noise Ordinance have been analyzed and mitigated. A noise analysis report dated April 28, 2020 verifies the noise levels will be at or below these standards. Staff has added conditions #8-12 to ensure the potential noise impacts are minimized. The parking, loading circulation and bike parking plans shall be reviewed by the Mobility Division and condition #5 mitigates and regulates these operational and on-site requirements.
7. Based on environmental review, the proposed project has no potentially significant environmental impacts or any potentially significant environmental impacts have been reduced to less than significant levels because of mitigation measures incorporated in the project. The proposed project is also categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31 of the State Implementation Guidelines in that the proposed addition to a non-contributor in the San Vicente Boulevard Courtyard Historic District is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (2017), revised by Anne E.

Grimmer, and would not cause a substantial adverse change in the significance of the San Vicente Courtyard Historic District. The District is characterized by courtyard apartments oriented around landscaped spaces constructed during an architectural period of significance dating from 1937-1956. The proposed project consists of a 5,575 sf subterranean multi-purpose room and 844 sf lunch seating area and 840 sf of administrative offices within the interior courtyard of the existing building envelope that will not be visible from San Vicente Boulevard. Further, the proposed rooftop play area is on an existing building adjacent to the alley (approximately 170 feet from the North property line) and would be minimally visible from San Vicente Boulevard only due to required safety fencing. The proposed project does not change the existing front elevation or landscape features of the non-contributing school and therefore, would have no impact on the overall character or significance of the historic district. Further, the proposed addition requires review and approval of a Certificate of Appropriateness by the City's Landmarks Commission to ensure the structure would not potentially impact the character-defining features of the District.

8. The proposed use and related project features would not be detrimental to the public interest, health, safety, convenience, or general welfare. The conditions added per the Conditional Use Permit 19ENT-0250 will provide mitigation to ensure the existing school's proposed expansion is compatible with the surrounding neighbors and will not impact the public interest or the general welfare and minimize the effect of the use on adjacent neighbors.

MINOR MODIFICATION FINDINGS

1. The approval of the minor modification is justified by site conditions, location of existing improvements, architecture or sustainability considerations, or retention of historic features or mature trees in that the site has unique conditions which justify granting the minor modification. The school has been in operation for 79 years since 1941 without negatively impacting the adjoining neighbors and residential buildings along its east, west, and south sides. The modification allows for the addition of two elevators along the exterior of the existing building as well as enclosure of a roofed lunch area. The addition of the elevators within the existing architecture poses unnecessary hardships and would require major structural and architectural revisions.
2. The requested modification is consistent with the General Plan and any applicable area or specific plans. The requested modification is consistent with the provisions, purpose and goals of the General Plan in that Santa Monica Schools and educational facilities are among the City's most important assets. Facilitating bike access, parking and loading operations plan, transportation demand management are included in the Land Use and Circulation Element (LUCE) goals and policies: The addition of on-site long and short term bike parking is consistent with Policies CE.7, CE 14.1 and CE 14.2; as well as goal CE14. Additionally, the project is consistent with stated transit and transportation demand management goals and policies including: Goal CE15; T 14.2, N1.7, N4, and Policy N4.1 which incentivize alternative transportation modes and monitor the outcomes. The North of Montana and San Vicente Boulevard Goals

N8 and N8.3 are met via the Certificate of Appropriateness project review by the Landmarks Commission as a non-contributor to the San Vicente Courtyard Apartment Historic District.

3. The project as modified meets the intent and purpose of the applicable zone district and is in substantial compliance with the district regulations. Granting the proposed minor modification will not adversely affect orderly development in this district in that the request for 45.06% parcel coverage primarily facilitates pedestrian circulation, including new elevators. The two added elevators required for disabled access total 276 SF and the parcel coverage overage is 26 SF.
4. The parcels sharing common parcel lines with the subject parcel will not be adversely affected as a result of approval or conditional approval of the minor modification, including but not limited to, impacts on the privacy, sunlight, or air. The adjacent parcels will not be adversely impacted by the parcel coverage overage of .06% or 26 square feet in that the additional square footage includes two elevators of 276 square feet and enclosure of an 844 square foot lunch area. The proposal will not impact the adjacent properties with regard to privacy, sunlight and air since all these areas are located within the buildable footprint of the parcel, are not adjacent to the property lines or encroach into required setbacks.
5. The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working at the site. Granting the minor modification will not be detrimental to the health, safety, or general welfare of a person residing or working on the site. The requested .06% additional parcel coverage will facilitate pedestrian circulation and disabled access via new elevators, enclosure of an existing roofed outdoor eating area to provide shade.

CONDITIONS OF APPROVAL

Project Specific Conditions

1. If there are any conflicts between the conditions set forth in this Statement of Official Action and Conditions set forth in the Statement of Official Action for Conditional Use Permit 95-012, the conditions set forth in this Statement of Official Action shall control.
2. The requested Conditional Use Permit Amendment is granted for:
 - a. An upper level play court addition above existing parking and offices located at the rear, adjacent to Georgina Place North Alley; and
 - b. An addition to the existing first floor, second, and basement level of the school totaling approximately 7,259 sf
3. The requested Minor Modification for 0.06% additional parcel coverage is granted for a total ground floor parcel coverage of 45.06%.

4. The approved use is for a private school with an enrollment of 280 children. Only activities directly associated with the private school shall be allowed at the site, which includes events such as student class performances and parent meetings. Any event that draws more than 35 adult attendees (excluding School administrators or faculty and immediate neighbors) to the School campus shall be considered a "Special School Event." Sports league games shall not constitute Special School Events. The School shall host no more than 18 Special School Events per academic year. No more than 6 of these events may be held after school hours without the Planning Director's approval. Written requests for after school hours special events must be submitted a minimum of 45 days prior to the proposed event, and such requests shall be reviewed in accordance with the required findings and reasonable conditions in SMMC Sections 9.44.030 and 9.44.040. In addition, at least one week prior to the event, the applicant shall provide public notice of the event to all residents within a 300-foot radius of the property
5. Parking and Loading Operations Plan (PLOP) shall be reviewed and approved by the Mobility Division prior to the issuance of a building permit. The plan shall include a site plan and circulation features such as the locations where pick-up/drop-off occurs, show path of travel from passenger loading locations and the building entrance. The PLOP shall also address parking procedures for Special School Events, including parking-related information to be included on invitations. The PLOP may be amended from time to time as appropriate with the approval of the Planning Director.
6. The applicant shall provide a detailed bike and automobile valet plan to the City Mobility Division for review and approval at least 72 hours prior to a Special School Event. This plan shall include a narrative detailing drop-off, circulation, event hours, estimated number of persons attending, and off-site vehicle staging and the plans must mitigate impacts to the adjacent public right-of-way. Any invitations sent out for Special School Events shall include a description of the limited availability of parking near the School, and shall encourage walking, biking, or ridesharing. Valet parking shall be provided for any Special School Event expected to draw more than 150 vehicles, or other Special School Events as required by the Planning Director.
7. Prior to issuance of a building permit for the first phase of the project, the construction plans shall include 43 bike parking spaces comprised of 7 long-term and 36 short-term stalls, on-site shower facilities, and a location for an electrical vehicle recharge station. The facilities shall be designed with the City standards and approved by the Mobility Division.
8. There are currently three "zones" of fixed outdoor speakers including (1) the play court in the inner courtyard, (2) the astroturf field, and (3) the outdoor lunch area. As a result of the Project, the lunch area will be enclosed. Therefore, speakers in that area shall be removed.

9. The Applicant's outdoor speakers shall be used primarily for emergency purposes. The only daily use of the speaker system shall occur during the School's brief morning assembly at the beginning of the school day. The only speakers that may be utilized during morning assembly are those installed at the ground floor play court that face inward towards the court zone.
10. Speakers shall not be utilized during afternoon student pickup. Walkie talkies or other technologies that do not contribute significantly to neighborhood noise may be used.
11. The applicant shall conduct an acoustical analysis of the upper level playcourt after the structure is constructed and fully operational. This analysis should be completed and submitted to the City Planning Division within 30 days from the start of the first school session after Certificate of Occupancy for the playcourt construction. The test results shall be analyzed and compared with the noise assumptions made in the report dated April 28, 2020. If the test results exceed the conclusions of the April 28, 2020 report, the applicant shall have 60 days to propose additional mitigation recommended by the preparer of the acoustical analysis. The applicant shall then have 60 additional days to implement such mitigation.
12. An on-site contact person shall be designated to serve as a neighborhood liaison to address any neighborhood concerns related to the school. Notification of the staff liaison and applicable contact information, including telephone and email address, shall be provided to all residents within a 300-foot radius of the subject site prior to the commencement of the school session after Certificate of Occupancy for the playcourt construction, and at least once per year thereafter.
13. To address the potential for ball play equipment or other objects that may fall outside the walled containment area into the alley or adjacent yard areas, a lightweight netting material with 50% minimum transparency to extend no more than 42-inches above the acoustical wall shall be installed. The netting shall be submitted for review and approval by the Landmarks Commission.
14. Pursuant to SMMC Section 8.98.040 a Construction Management Plan to coordinate, communicate, and manage the temporary effects of construction activity on surrounding residents, and commuters shall be submitted and approved by City Staff prior to issuance of building permit.

Administrative

15. The Planning Commission's approval, conditions of approval, or denial of Conditional Use Permit 19ENT-0250, or Minor Modification 20ENT-0066 may be appealed to the City Council if the appeal is filed with the Zoning Administrator within fourteen consecutive days following the date of the Planning Commission's

determination in the manner provided in Section 9.40.070. An appeal of the approval, conditions of approval, or denial of a subdivision map must be filed with the City Clerk within ten consecutive days following the date of Planning Commission determination in the manner provided in Section 9.54.070(G). Any appeal must be made in the form required by the Zoning Administrator. The approval of this permit shall expire if the rights granted are not exercised within five years from the permit's effective date allowing phased construction. Exercise of rights shall mean issuance of a building permit to commence construction.

16. Pursuant to SMMC Section 9.37.110(D), if the Building Official determines that another building permit has been issued less than fifteen months prior to the date on which the building permit for this project has received all plan check approvals and none of the relevant exceptions specified in Sections 9.37.110(C) and (E) apply, the Building Official shall place the project on a waiting list in order of the date and time of day that the permit application received all plan check approvals, and the term of this approval and other City approvals or permits necessary to commence the project shall be automatically extended by the amount of time that a project remains on the waiting list. However, the permit shall also expire if the building permit expires, if final inspection is not completed or a Certificate of Occupancy is not issued within the time periods specified in SMMC Section 8.08.060. One 1-year extension may be permitted if approved by the Director of Planning. Applicant is on notice that time extensions shall not be granted if development standards or the development process relevant to the project have changed since project approval. Extension requests to a subdivision map must be approved by the Planning Commission.
17. Applicant is advised that projects in the California Coastal Zone may need approval of the California Coastal Commission prior to issuance of any building permits by the City of Santa Monica. Applicant is responsible for obtaining any such permits.
18. In the event permittee violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals or Certificates of Occupancy shall be issued until such violation has been fully remedied.
19. Within ten days of City Planning Division transmittal of the Statement of Official Action, project applicant shall sign and return a copy of the Statement of Official Action prepared by the City Planning Division, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. By signing same, applicant shall not thereby waive any legal rights applicant may possess regarding said conditions. The signed Statement shall be returned to the City Planning Division. Failure to comply with this condition shall constitute grounds for potential permit revocation.

20. Within thirty (30) days after final approval of the project, a sign shall be posted on site stating the date and nature of the approval. The sign shall be posted in accordance with the Zoning Administrator guidelines and shall remain in place until a building permit is issued for the project. The sign shall be removed promptly when a building permit is issued for the project or upon expiration of the Design Review Permit.
21. In the event permittee violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

Indemnity

22. Applicant shall defend, indemnify, and hold harmless the City and its boards, commissions, agents, officers, and employees (collectively, "City") from any claims, actions, or proceedings (individually referenced as "Claim" and collectively referenced as "Claims") against the City to attack, set aside, void, or annul, the approval of this Variance concerning the Applicant's proposed project, or any Claims brought against the City due to the acts or omissions in any connected to the Applicant's project. City shall promptly notify the applicant of any Claim and shall cooperate fully in the defense. Nothing contained in this paragraph prohibits the City from participating in the defense of any Claims, if both of the following occur:
 - (1) The City bears its own attorney's fees and costs.
 - (2) The City defends the action in good faith.

Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of any approvals granted for the Project, or is commenced for any other reason against the City for the act or omissions relating to the Applicant's project, within fourteen (14) days following notice of such action from the City, the Applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City ("the Security") in a form satisfactory to the City, and in the amount of \$100,000 to ensure applicant's performance of its defense, indemnity and hold harmless obligations to City. The Security amount shall not limit the Applicant's obligations to the City hereunder. The failure of the Applicant to provide the Security shall be deemed an express acknowledgment and agreement by the Applicant that the City shall have the authority and right, without consent of the Applicant, to revoke the approvals granted hereunder.

Conformance with Approved Plans

23. This approval is for those plans dated April 23, 2020, a copy of which shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.
24. Minor amendments to the plans shall be subject to approval by the Director of Planning. A significant change in the approved concept shall be subject to Planning Commission Review. Construction shall be in conformance with the plans submitted or as modified by the Planning Commission, Architectural Review Board, or Director of Planning.
25. Project plans shall be subject to complete Code Compliance review when the building plans are submitted for plan check and shall comply with all applicable provisions of Article IX of the Municipal Code and all other pertinent ordinances and General Plan policies of the City of Santa Monica prior to building permit issuance.

Fees

26. As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city fee schedule.

Cultural Resources

27. The City shall not approve the demolition of any building or structure unless the applicant has complied with all of the requirements of SMMC Chapter 9.25, including no demolition of buildings or structures built 40 years of age or older shall be permitted until the end of a 75-day review period by the Landmarks Commission to determine whether an application for landmark designation shall be filed. If an application for landmark designation is filed, no demolition shall be approved until a final determination is made on the application by the Landmarks Commission, or City Council on appeal.
28. If any archaeological remains are uncovered during excavation or construction, work in the affected area shall be suspended and a recognized specialist shall be contacted to conduct a survey of the affected area at project's owner's expense. A determination shall then be made by the Director of Planning to determine the

significance of the survey findings and appropriate actions and requirements, if any, to address such findings.

Final Design

29. Plans for final design, landscaping, screening, trash enclosures, and signage shall be subject to review and approval by the Landmarks Commission (San Vicente Boulevard Courtyard Apartment Historic District).
30. Landscaping plans shall comply with Subchapter 9.26.040 (Landscaping Standards) of the Zoning Ordinance including use of water-conserving landscaping materials, landscape maintenance and other standards contained in the Subchapter.
31. Refuse areas, storage areas and mechanical equipment shall be screened in accordance with SMMC Sections 9.21.100, 9.21.130 and 9.21.140. Refuse areas shall be of a size adequate to meet on-site need, including recycling. The Architectural Review Board in its review shall pay particular attention to the screening of such areas and equipment. Any rooftop mechanical equipment shall be minimized in height and area, and shall be located in such a way as to minimize noise and visual impacts to surrounding properties. Unless otherwise approved by the Architectural Review Board, rooftop mechanical equipment shall be located at least five feet from the edge of the roof. Except for solar hot water heaters, no residential water heaters shall be located on the roof.
32. No gas or electric meters shall be located within the required front or street side yard setback areas. The Architectural Review Board in its review shall pay particular attention to the location and screening of such meters.
33. As appropriate, the Architectural Review Board shall require the use of anti-graffiti materials on surfaces likely to attract graffiti.

Construction Management Plan Requirements

34. During demolition, excavation, and construction, this project shall comply with SCAQMD Rule 403 to minimize fugitive dust and associated particulate emission, including but not limited to the following:
 - All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least three times daily with complete coverage, preferably at the start of the day, in the late morning, and after work is done for the day.
 - All grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph measured as instantaneous wind gusts) so as to prevent excessive amounts of dust.

- All material transported on and off-site shall be securely covered to prevent excessive amounts of dust.
 - Soils stockpiles shall be covered.
 - Onsite vehicle speeds shall be limited to 15 mph.
 - Wheel washers shall be installed where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
 - An appointed construction relations officer shall act as a community liaison concerning onsite construction activity including resolution of issues related to PM₁₀ generation.
 - Streets shall be swept at the end of the day using SCAQMD Rule 1186 certified street sweepers or roadway washing trucks if visible soil is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).
 - All active portions the construction site shall be sufficiently watered three times a day to prevent excessive amounts of dust.
35. Final building plans submitted for approval of a building permit shall include on the plans a list of all permanent mechanical equipment to be placed indoors which may be heard outdoors.

Standard Conditions

36. Lofts or mezzanines shall not exceed 33.3% of the room below unless compliance with the district's limits on number of stories can be maintained.
37. No fence, gate, or wall within the required front yard setback, inclusive of any subterranean garage slab and fencing, gate, or railing on top thereof, shall exceed a height of 42" above actual grade of the property unless authorized through a Fence, Hedge and Wall Modification.
38. Mechanical equipment shall not be located on the side of any building which is adjacent to a residential building on the adjoining lot, unless otherwise permitted by applicable regulations. Roof locations may be used when the mechanical equipment is installed within a sound-rated parapet enclosure.
39. Final approval of any mechanical equipment installation will require a noise test in compliance with SMMC Section 4.12.040. Equipment for the test shall be provided by the owner or contractor and the test shall be conducted by the owner or contractor. A copy of the noise test results on mechanical equipment shall be submitted to the Community Noise Officer for review to ensure that noise levels do not exceed maximum allowable levels for the applicable noise zone.
40. The property owner shall insure any graffiti on the site is promptly removed through compliance with the City's graffiti removal program.

PUBLIC LANDSCAPE

41. Street trees shall be maintained, relocated or provided as required in a manner consistent with the City's Urban Forest Master Plan, per the specifications of the Public Landscape Division of the Community & Cultural Services Department and the City's Tree Code (SMMC Chapter 7.40). No street trees shall be removed without the approval of the Public Landscape Division.
42. Prior to the issuance of a demolition permit all street trees that are adjacent to or will be impacted by the demolition or construction access shall have tree protection zones established in accordance with the Urban Forest Master Plan. All tree protection zones shall remain in place until demolition and/or construction has been completed.
43. Replace or plant new street trees in accordance with Urban Forest Master Plan and in consultation with City Arborist.

OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT

44. Developer is hereby informed of the availability for free enrollment in the Savings By Design incentive program where available through Southern California Edison. If Developer elects to enroll in the program, enrollment shall occur prior to submittal of plans for Architectural Review and an incentive agreement shall be executed with Southern California Edison prior to issuance of a building permit.
45. The project shall comply with requirements in section 8.106 of the Santa Monica Municipal code, which adopts by reference the California Green Building Standards Code and which adds local amendments to that Code. In addition, the project shall meet the landscape water conservation and construction and demolition waste diversion requirements specified in Section 8.108 of the Santa Monica Municipal Code.

PUBLIC WORKS DEPARTMENT (PWD)

General Conditions

46. Developer shall be responsible for the payment of the following Public Works Department (PWD) permit fees prior to issuance of a building permit:
 - a. Water Services
 - b. Wastewater Capital Facility
 - c. Water Demand Mitigation
 - d. Fire Service Connection
 - e. Tieback Encroachment

- f. Encroachment of on-site improvements into public right-of-way
- g. Construction and Demolition Waste Management – If the valuation of a project is at least \$50,000 or if the total square feet of the project is equal to or greater than 1000 square feet, then the owner or contractor is required to complete and submit a Waste Management Plan. All demolition projects are required to submit a Waste Management Plan. A performance deposit is collected for all Waste Management Plans equal to 3% of the project value, not to exceed \$30,000. All demolition only permits require a \$1,000 deposit or \$1.00 per square foot, whichever is the greater of the two.

Some of these fees shall be reimbursed to developer in accordance with the City's standard practice should Developer not proceed with development of the Project. In order to receive a refund of the Construction and Demolition performance deposit, the owner or contractor must provide receipts of recycling 70% of all materials listed on the Waste Management Plan.

- 47. Any construction related work or use of the public right-of-way will be required to obtain the approval of the City of Santa Monica, including but not limited to: Use of Public Property Permits, Sewer Permits, Excavation Permits, Alley Closure Permits, Street Closure Permits, and Temporary Traffic Control Plans.
- 48. Plans and specifications for all offsite improvements shall be prepared by a Registered Civil Engineer licensed in the State of California for approval by the City Engineer prior to issuance of a building permit.
- 49. Immediately after demolition and during construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc.
- 50. Until completion of construction, a sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the owner, developer and contractor for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
- 51. Prior to the demolition of any existing structure, the applicant shall submit a report from an industrial hygienist to be reviewed and approved as to content and form by the Building & Safety Division. The report shall consist of a hazardous materials survey for the structure proposed for demolition. The report shall include a section on asbestos and in accordance with the South Coast AQMD Rule 1403, the asbestos survey shall be performed by a state Certified Asbestos Consultant (CAC). The report shall include a section on lead, which shall be performed by a state Certified Lead Inspector/Assessor. Additional hazardous materials to be considered by the industrial hygienist shall include: mercury (in thermostats,

switches, fluorescent light), polychlorinated biphenyls (PCBs) (including light Ballast), and fuels, pesticides, and batteries.

Water Resources

52. Connections to the sewer or storm drains require a sewer permit from the PWD - Civil Engineering Division. Connections to storm drains owned by Los Angeles County require a permit from the L.A. County Department of Public Works.
53. Parking areas and structures and other facilities generating wastewater with potential oil and grease content are required to pretreat the wastewater before discharging to the City storm drain or sewer system. Pretreatment will require that a clarifier or oil/water separator be installed and maintained on site.
54. If the project involves dewatering, developer/contractor shall contact the LA Regional Water Quality Control Board (RWQCB) to obtain an NPDES Permit for discharge of groundwater from construction dewatering to surface water. For more information refer to: <http://www.waterboards.ca.gov/losangeles/> and search for Order # R4-2003-0111.
55. Prior to the issuance of the first building permit, the applicant shall submit a sewer study that shows that the City's sewer system can accommodate the entire development. If the study does not show to the satisfaction of the City that the City's sewer system can accommodate the entire development, prior to issuance of the first building permit, the Developer shall be responsible to upgrade any downstream deficiencies, to the satisfaction of the Water Resources Manager, if calculations show that the project will cause such mains to receive greater demand than can be accommodated. Improvement plans shall be submitted to the Engineering Division. All reports and plans shall also be approved by the Water Resources Engineer.
56. Prior to the issuance of the first building permit, the applicant shall submit a water study that shows that the City's water system can accommodate the entire development for fire flows and all potable needs. Developer shall be responsible to upgrade any water flow/pressure deficiencies, to the satisfaction of the Water Resources Manager, if calculations show that the project will cause such mains to receive greater demand than can be accommodated. Improvement plans shall be submitted to the Engineering Division. All reports and plans shall also be approved by the Water Resources Engineer.
57. Prior to the issuance of the first building permit, the applicant shall submit a hydrology study of all drainage to and from the site to demonstrate adequacy of the existing storm drain system for the entire development. Developer shall be responsible to upgrade any system deficiencies, to the satisfaction of City Engineer, if calculations show that the project will cause such facilities to receive greater demand than can be accommodated. All reports and improvement plans

shall be submitted to Engineering Division for review and approval. The study shall be performed by a Registered Civil Engineer licensed in the State of California.

58. Developer shall not directly connect to a public storm drain pipe or direct site drainage to the public alley. Commercial or residential units are required to either have an individual water meter or a master meter with sub-meters.
59. All existing sanitary sewer “house connections” to be abandoned, shall be removed and capped at the “Y” connections.
60. The fire services and domestic services 3-inches or greater must be above ground, on the applicant’s site, readily accessible for testing.
61. Developer is required to meet state cross-connection and potable water sanitation guidelines. Refer to requirements and comply with the cross-connections guidelines available at:

<http://www.lapublichealth.org/eh/progs/envirp/ehcross.htm>. Prior to issuance of a Certificate of Occupancy, a cross-connection inspection shall be completed.
62. Ultra-low flow plumbing fixtures are required on all new development and remodeling where plumbing is to be added, including dual flush toilets, 1.0 gallon urinals and low flow shower heads.

Urban Water Runoff Mitigation

63. To mitigate storm water and surface runoff from the project site, an Urban Runoff Mitigation Plan shall be required by the PWD pursuant to Municipal Code Chapter 7.10. Prior to submittal of landscape plans for Architectural Review Board approval, the applicant shall contact PWD to determine applicable requirements, such as:
 - a. The site must comply with SMMC Chapter 7.10 Urban Runoff Pollution Ordinance for the construction phase and post construction activities;
 - b. Non-storm water runoff, sediment and construction waste from the construction site and parking areas is prohibited from leaving the site;
 - c. Any sediments or materials which are tracked off-site must be removed the same day they are tracked off-site;
 - d. Excavated soil must be located on the site and soil piles should be covered and otherwise protected so that sediments are not tracked into the street or adjoining properties;
 - e. No runoff from the construction site shall be allowed to leave the site; and
 - f. Drainage control measures shall be required depending on the extent of grading and topography of the site.

- g. Development sites that result in land disturbance of one acre or more are required by the State Water Resources Control Board (SWRCB) to submit a Storm Water Pollution Prevention Plan (SWPPP). Effective September 2, 2011, only individuals who have been certified by the Board as a “Qualified SWPPP Developer” are qualified to develop and/or revise SWPPPs. A copy of the SWPPP shall also be submitted to the PWD.
64. Prior to implementing any temporary construction dewatering or permanent groundwater seepage pumping, a permit is required from the City Water Resources Protection Program (WRPP). Please contact the WRPP for permit requirements at least two weeks in advance of planned dewatering or seepage pumping. They can be reached at (310) 458-8235.

Public Streets & Rights-of-Way

65. Prior to the issuance of a Certificate of Occupancy for the Project, all required offsite improvements, such as AC pavement rehabilitation, replacement of sidewalk, curbs and gutters, installation of street trees, lighting, etc. shall be designed and installed to the satisfaction of the Public Works Department and Public Landscape Division.
66. All off-site improvements required by the Public Works Department shall be installed. Plans and specifications for off-site improvements shall be prepared by a registered civil engineer and approved by the City Engineer.
67. Unless otherwise approved by the PWD, all sidewalks shall be kept clear and passable during the grading and construction phase of the project.
68. Sidewalks, curbs, gutters, paving and driveways which need replacing or removal as a result of the project or needed improvement prior to the project, as determined by the PWD shall be reconstructed to the satisfaction of the PWD. Design, materials and workmanship shall match the adjacent elements including architectural concrete, pavers, tree wells, art elements, special landscaping, etc.
69. Street and alley sections adjacent to the development shall be replaced as determined by the PWD. This typically requires full reconstruction of the street or alley in accordance with City of Santa Monica standards for the full adjacent length of the property.

Utilities

70. No Excavation Permit shall be issued without a Telecommunications Investigation by the City of Santa Monica Information Systems Department. The telecommunications investigation shall provide a list of recommendations to be incorporated into the project design including, but not limited to measures associated with joint trench opportunities, location of tie-back and other underground installations, telecommunications conduit size and specifications,

fiber optic cable specifications, telecommunications vault size and placement and specifications, interior riser conduit and fiber optic cable, and adjacent public right of way enhancements. Developer shall install two Telecommunications Vaults in either the street, alley and/or sidewalk locations dedicated solely for City of Santa Monica use. Developer shall provide two unique, telecommunication conduit routes and fiber optic cables from building Telecommunications Room to Telecommunications Vaults in street, alley and/or sidewalk. Developer will be responsible for paying for the connection of each Telecommunications Vault to the existing City of Santa Monica fiber optic network, or the extension of conduit and fiber optic cable for a maximum of 1km terminating in a new Telecommunications Vault for future interconnection with City network. The final telecommunications design plans for the project site shall be submitted to and approved by the City of Santa Monica Information Systems Department prior to approval of project.

- a. Project shall comply with any City of Santa Monica issued Telecommunications Guidelines
 - b. Project shall comply with City of Santa Monica Right-of-Way Management Ordinance No. 2129CCS, Section 3 (part), adopted 7/13/04
71. Prior to the issuance of a Certificate of Occupancy for the Project, provide new street-pedestrian lighting with a multiple circuit system along the new street right-of-way and within the development site in compliance with the PWD Standards and requirements. New street-pedestrian light poles, fixtures and appurtenances to meet City standards and requirements.
 72. Prior to submittal of plan check application, make arrangements with all affected utility companies and indicate points of connection for all services on the site plan drawing. Pay for undergrounding of all overhead utilities within and along the development frontages. Existing and proposed overhead utilities need to be relocated underground.
 73. Location of Southern California Edison electrical transformer and switch equipment/structures must be clearly shown on the development site plan and other appropriate plans within the project limits. The SCE structures serving the proposed development shall not be located in the public right-of-way.

Resource Recovery and Recycling

74. Development plans must show the refuse and recycling (RR) area dimensions to demonstrate adequate and easily accessible area. If the RR area is completely enclosed, then lighting, ventilation and floor drain connected to sewer will be required. Section 9.21.130 of the SMMC has dimensional requirements for various sizes and types of projects. Developments that place the RR area in subterranean garages must also provide a bin staging area on their property for the bins to be placed for collection.

75. Contact Resource Recovery and Recycling RRR division to obtain dimensions of the refuse recycling enclosure.
76. For temporary excavation and shoring that includes tiebacks into the public right-of-way, a Tieback Agreement, prepared by the City Attorney, will be required.
77. Nothing contained in these Conditions of Approval shall prevent Developer from seeking relief pursuant to any Application for Alternative Materials and Methods of Design and Construction or any other relief as otherwise may be permitted and available under the Building Code, Fire Code, or any other provision of the SMMC.

Construction Management plan

78. A Construction Management Plan per SMMC 8.98.040 shall be prepared by the applicant for approval by the following City departments prior to issuance of a building permit: Public Works, Fire, Planning and Community Development, and Police. The approved mitigation plan shall be posted on the site for the duration of the project construction and shall be produced upon request. As applicable, this plan shall:
 - a. Specify the names, addresses, telephone numbers and business license numbers of all contractors and subcontractors as well as the developer and architect;
 - b. Describe how demolition of any existing structures is to be accomplished;
 - c. Indicate where any cranes are to be located for erection/construction;
 - d. Describe how much of the public street, alleyway, or sidewalk is proposed to be used in conjunction with construction;
 - e. Set forth the extent and nature of any pile-driving operations;
 - f. Describe the length and number of any tiebacks which must extend under the property of other persons;
 - g. Specify the nature and extent of any dewatering and its effect on any adjacent buildings;
 - h. Describe anticipated construction-related truck routes, number of truck trips, hours of hauling and parking location;
 - i. Specify the nature and extent of any helicopter hauling;
 - j. State whether any construction activity beyond normally permitted hours is proposed;
 - k. Describe any proposed construction noise mitigation measures, including measures to limit the duration of idling construction trucks;
 - l. Describe construction-period security measures including any fencing, lighting, and security personnel;
 - m. Provide a grading and drainage plan;
 - n. Provide a construction-period parking plan which shall minimize use of public streets for parking;
 - o. List a designated on-site construction manager;
 - p. Provide a construction materials recycling plan which seeks to maximize the reuse/recycling of construction waste;

- q. Provide a plan regarding use of recycled and low-environmental-impact materials in building construction; and
- r. Provide a construction period water runoff control plan.

VOTE

Ayes:
Nays:
Abstain:
Absent:

NOTICE

If this is a final decision not subject to further appeal under the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

I hereby certify that this Statement of Official Action accurately reflects the final determination of the Planning Commission of the City of Santa Monica.

Leslie Lambert, Chairperson

Date

Acknowledgement by Permit Holder

I hereby agree to the above conditions of approval and acknowledge that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval.

Print Name and Title

Date

Applicant's Signature

**ATTACHMENT C
PUBLIC NOTIFICATION INFORMATION**

Pursuant to Municipal Code Section 9.37.030(E) and in accordance with the posting requirements set forth by the Zoning Administrator, prior to application filing the applicant posted a sign on the property regarding the subject application. At least 8 weeks prior to the public hearing date, the applicant submitted a photograph to verify the site posting and to demonstrate that the sign provides the following information: Project case number, brief project description, name and telephone number of applicant, site address, date, time and location of public hearing, and the City Planning Division phone number. It is the applicant's responsibility to update the hearing date if it is changed after posting.

In addition, pursuant to Municipal Code Section 9.37.050, notice of the public hearing was mailed to all owners and residential and commercial tenants of property located within a 750-foot radius of the project and published in the *Santa Monica Daily Press* at least ten consecutive calendar days prior to the hearing.

On March 9, 2020 the applicant was notified by phone and in writing of the subject hearing date.

The applicant provided the following information regarding attempts to contact area property owners, residents, and recognized neighborhood associations:

Adjacent Neighbors	Notices mailed to adjacent owners/occupants, flyers delivered 11/19/19
Community Meetings	December 2, 2019 Montana Avenue Branch Library
Other:	No contact information provided

**NOTICE OF A PUBLIC HEARING
BEFORE THE SANTA MONICA PLANNING COMMISSION
VIA TELECONFERENCE
Pursuant to Executive Order N-29-20 Issued By Governor Gavin Newsom**

SUBJECT: 19ENT-0250, 20ENT-0066 (Conditional Use Permit, Minor Modification)
438 San Vicente Boulevard
APPLICANT: Carlthorp School- Tim Kusserow/ Ken Parr
PROPERTY OWNER: Carlthorp School

A public hearing will be held by the Planning Commission to consider the following request:

Approval of Conditional Use Permit to allow for a 7,259 sf addition and 9,142 sf new rooftop playcourt to the existing Carlthorp elementary school and Minor Modification for increased parcel coverage of 45.06%. The proposed addition consists of a 5,575 sf basement multi-purpose room, 844 sf lunch seating area, and 840 sf of administrative offices in addition to the new rooftop playcourt adjacent to Georgina Place alley and therefore, requires an amendment to the existing Conditional Use Permit 95-003 allowing a school use in a residential district. A Minor Modification to increase the parcel coverage by 0.06% over the maximum allowed 45% parcel coverage is also requested. The applicant is requesting a five-year term for the entitlements. The subject property is located in the Low Density Multifamily Residential (R2) zoning district. Pursuant to Santa Monica Municipal Code Section 9.08.020, Conditional Use Permits may be granted with respect to requested uses upon the discretion of Planning Commission. Additionally, pursuant to Santa Monica Municipal Code Sections 9.43.090 a Minor Modification may be granted in conjunction with the Conditional Use Permit request upon the discretion of the Planning Commission.

DATE/TIME: WEDNESDAY, May 13, 2020 AT 5:30 P.M.

LOCATION: In an effort to reduce the risk of spreading Coronavirus (COVID-19), members of the Planning Commission and City Staff will participate via teleconference. The meeting will be broadcast on CityTV Channel 16 and streamed on the City's website as normal but participants may also join the teleconference via <https://primetime.bluejeans.com/a2m/live-event/shusyhvs> or by dialing in at 1-415-466-7000 (PIN: 1179142)

HOW TO COMMENT

The City of Santa Monica encourages public comment. Those wishing to give public comment must make that request via email to planningcomment@smgov.net. Written information received prior to 12 p.m. on the day of the meeting will be distributed to the Planning Commission prior to the meeting and posted online. Written information received after 12 p.m. May 13 will be read aloud at the meeting for a total of three minutes

Address your comments to: Regina Szilak, Associate Planner
Re: 19ENT-0250, 20ENT-0066

MORE INFORMATION

If you want more information about this project or wish to review the project file, please contact Regina Szilak at (310) 458-8341, or by e-mail at regina.szilak@smgov.net. The Zoning Ordinance is available on the City's web site at www.smgov.net. For disability-related accommodations, please contact (310) 458-8341 or (310) 458-8696 TTY at least 72 hours in advance. All written materials are available in alternate format upon request. Pursuant to California Government Code Section 65009(b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City of Santa Monica at, or prior to, the public hearing.

ESPAÑOL

Esto es una noticia de una audiencia pública para revisar aplicaciones proponiendo desarrollo en Santa Monica. Si deseas más información, favor de llamar a Carmen Gutierrez en la División de Planificación al número (310) 458-8341.

**COURTESY NOTICE OF A CONTINUED PUBLIC HEARING
BEFORE THE SANTA MONICA PLANNING COMMISSION
VIA TELECONFERENCE**
Pursuant to Executive Order N-29-20 Issued By Governor Gavin Newsom

SUBJECT: 19ENT-0250, 20ENT-0066 (Conditional Use Permit, Minor Modification)
438 San Vicente Boulevard
APPLICANT: Carlthorp School- Tim Kusserow/ Ken Parr
PROPERTY OWNER: Carlthorp School

A public hearing will be held by the Planning Commission to consider the following request:

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DATE/TIME: Wednesday, May 20, 2020 at 5:30 P.M.

LOCATION: In an effort to reduce the risk of spreading Coronavirus (COVID-19), members of the Planning Commission and City Staff will participate via teleconference. The meeting will be broadcast on CityTV Channel 16 and streamed on the City's website as normal but participants may also join the teleconference via <https://primetime.bluejeans.com/a2m/live-event/bfdcuqd> or by dialing in at **1 (415) 466-7000 (US) PIN: 5196939 #**

HOW TO COMMENT

The City of Santa Monica encourages public comment. Those wishing to give public comment must make that request via email to planningcomment@smgov.net. Written information received prior to 12 p.m. on the day of the meeting will be distributed to the Planning Commission prior to the meeting and posted online. Written information received after 12 p.m. May 20 will be read aloud at the meeting for a total of three minutes

Address your comments to: Regina Szilak, Associate Planner
Re: 19ENT-0250, 20ENT-0066

MORE INFORMATION

If you want more information about this project or wish to review the project file, please contact Regina Szilak at (310) 458-8341, or by e-mail at regina.szilak@smgov.net. The Zoning Ordinance is available on the City's web site at www.smgov.net. For disability-related accommodations, please contact (310) 458-8341 or (310) 458-8696 TTY at least 72 hours in advance. All written materials are available in alternate format upon request. Pursuant to California Government Code Section 65009(b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City of Santa Monica at, or prior to, the public hearing.

ESPAÑOL

Esto es una noticia de una audiencia pública para revisar aplicaciones proponiendo desarrollo en Santa Monica. Si desea más información, favor de llamar a Carmen Gutierrez en la División de Planificación al número (310) 458-8341.

ATTACHMENT D

Project Plans

438 San Vicente Boulevard

CARLTHORP ELEMENTARY SCHOOL SUPPORT SPACE IMPROVEMENTS



1625 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
310.399.7975
KFALOSANGELES.COM

CARLTHORP SCHOOL

SUPPORT SPACE IMPROVEMENTS

438 SAN VICENTE BLVD
SANTA MONICA, CA 90402

SHEET INDEX:

00	COVER
A00	PLOT PLAN
A001	SITE SURVEY
A002	SITE CONTEXT
A100	BASEMENT FLOOR - EXISTING
A101	FIRST FLOOR PLAN - EXISTING
A102	SECOND FLOOR PLAN - EXISTING
A103	ROOF PLAN - EXISTING
A120	BASEMENT FLOOR PLAN - PROPOSED
A121	FIRST FLOOR PLAN - PROPOSED
A122	SECOND FLOOR PLAN - PROPOSED
A123	ROOF PLAN - PROPOSED
A200	ELEVATIONS
A201	ELEVATIONS
A300	SECTIONS
A301	SECTIONS
D100	BASEMENT FLOOR PLAN - DEMO
D101	FIRST FLOOR DEMO PLAN - DEMO
D102	SECOND FLOOR PLAN - DEMO
D103	ROOF PLAN - DEMO

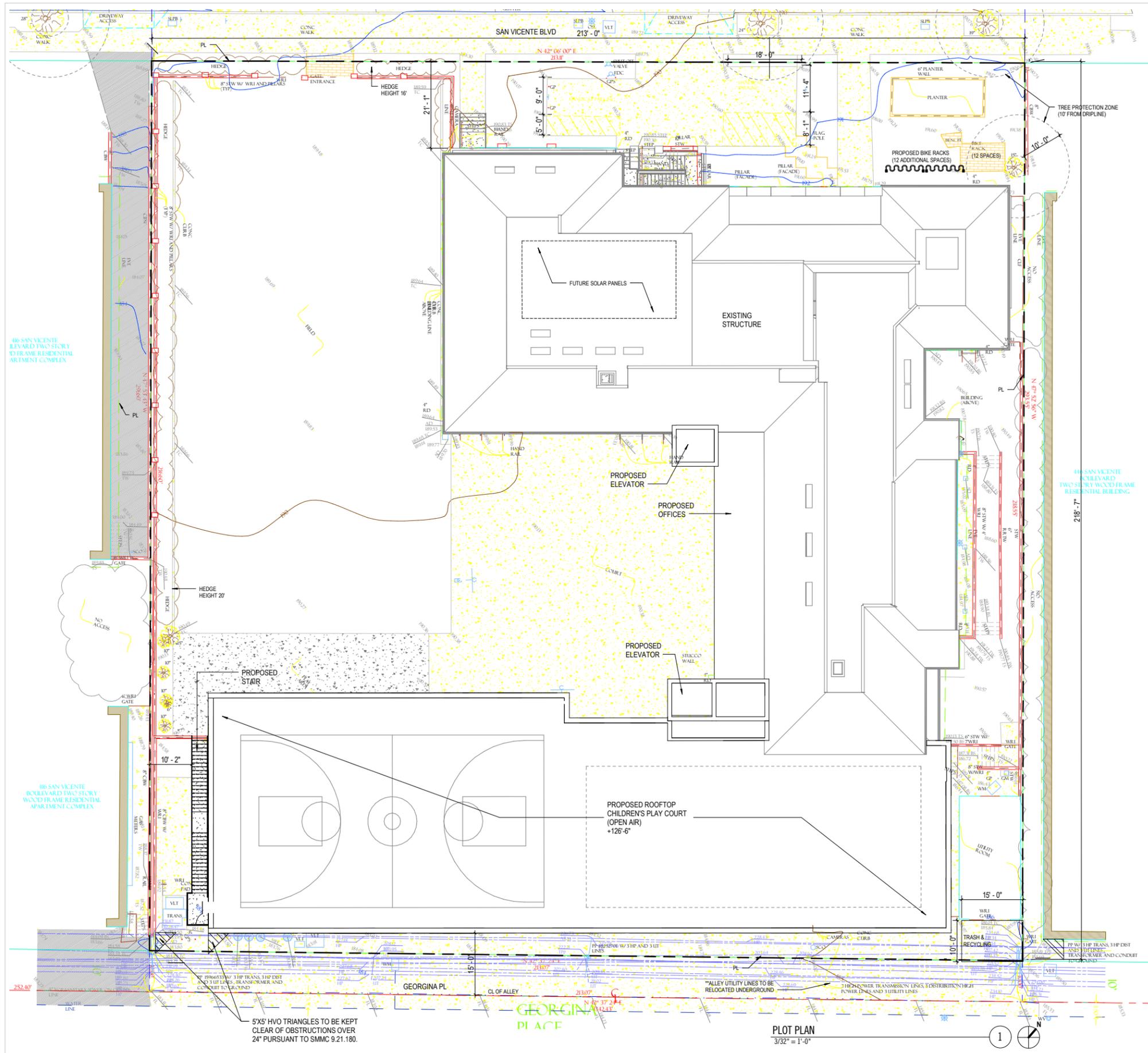
APPENDIX:

AP.01	RENDERINGS
AP.02	RENDERINGS
AP.03	RENDERINGS
AP.04	SITE PHOTOS
AP.05	SITE PHOTOS
AP.06	SITE PHOTOS
AP.07	PRECEDENT IMAGERY

DATE
COVER

SCALE
DATE
04.23.20
SHEET
00
ISSUE 11.01.14

**Application to Amend Existing CUP for Existing Elementary School



PROJECT INFORMATION

PROJECT NAME:	CARLTHORP ELEMENTARY SCHOOL SUPPORT SPACE IMPROVEMENTS
ADDRESS:	438 SAN VICENTE BLVD, SANTA MONICA, CA 90402
OWNER:	CARLTHORP SCHOOL
CONTACT:	TIM KUSSEROW, HEAD OF SCHOOL (310)-451-1332
PROJECT DESCRIPTION:	NEW MULTI-PURPOSE ROOM TO BE ADDED BELOW GRADE. AN ELEVATED PLAYCOURT TO BE ADDED ABOVE EXISTING GROUND-FLOOR CLASSROOMS ALONG REAR ALLEY, CONTIGUOUS WITH EXISTING SECOND FLOOR. NEW SCHOOL ADMINISTRATION OFFICES TO BE BUILT ALONG INTERIOR COURTYARD ABOVE EXISTING LUNCH SEATING AREA TO BE ENCLOSED. NO ADDITIONAL CLASSROOMS, ENROLLMENT CAPACITY OR FACULTY.
ZONING:	R2 / SAN VICENTE BOULEVARD COURTYARD APARTMENTS HISTORIC DISTRICT
EXISTING USE:	ELEMENTARY SCHOOL (K-6), GROUP E
PROPOSED USE:	NO CHANGE
EXISTING ENROLLMENT:	40 STUDENTS PER GRADE, TYP.
PROPOSED ENROLLMENT:	NO CHANGE
EXISTING HOURS OF OPERATION:	8:00am - 3:00pm
PROPOSED HOURS OF OPERATION:	NO CHANGE
SITE PARCEL AREA:	46,362.50 SF
FIRST FLOOR PARCEL COVERAGE:	EXISTING: 19,769 SF (42.6%) NEW: 1,120 SF (2.4%) EXISTING + NEW: 20,889 SF (45.06%)
SECOND FLOOR PARCEL COVERAGE:	EXISTING: 10,810 SF NEW: 1,263 SF EXISTING + NEW: 12,073 SF <90% OF FIRST FLOOR PARCEL AREA
MAXIMUM ALLOWABLE LOT COVERAGE:	45% (20,863 SF)
MAXIMUM ALLOWABLE HEIGHT FROM ANG:	30' ABOVE THE AVERAGE NATURAL GRADE
EXISTING HEIGHT:	30' ABOVE THE AVERAGE NATURAL GRADE
PROPOSED HEIGHT:	NO CHANGE
EXISTING # OF CLASSROOMS:	22
PROPOSED # OF CLASSROOMS:	NO CHANGE
REQUIRED PARKING:	2 PER CLASSROOM
EXISTING PARKING SPACES:	32 SPACES (+2 HANDICAPPED SPACED) TANDEM SPACES APPD PER VAR95-022
PROPOSED PARKING SPACES:	NO CHANGE
REQUIRED BIKE PARKING:	24 SHORT TERM (1.5 / STUDENT) 11 LONG TERM (0.5 / CLASSROOM)
EXISTING BIKE PARKING:	BIKE RACK AT FRONT ENTRY (12 SPACES)
PROPOSED BIKE PARKING:	12 ADD'L SHORT TERM BIKE RACKS AT FRONT ENTRY 11 LONG TERM BIKE LOCKERS
REQUIRED SETBACKS:	FRONT YARD: 20' SIDE YARD: 8' min (10' average) REAR YARD: 15' (to centerline of alley)
EXISTING SETBACKS:	FRONT YARD: 21'-1" SIDE YARD: 16'-2" (west) 5'-8" (east) REAR YARD: 16'-4" (to centerline of alley)
PROPOSED SETBACKS:	FRONT YARD: NO CHANGE SIDE YARD: 10'-4" (west) NO CHANGE (east) REAR YARD: 15'-0" (to centerline of alley)
FLOOD ZONE:	FLOOD ZONE X
ANG:	185.69 183.77 190.36 +188.55 748.37 / 4 = 187.09 ANG
ON-SITE URBAN RUNOFF DETENTION/PERCOLATION SYSTEM TO BE ADDED AS REQUIRED PER CODE.	



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CARLTHORP SCHOOL
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SANTA MONICA, CA 90402

PLOT PLAN

SCALE: As indicated
DATE: 04.23.20
SHEET: **A00**
02/09/2018

PLOT PLAN
3/32" = 1'-0"



5'X5' HVO TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS OVER 24" PURSUANT TO SMMC 9.21.180.



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Proposed San Vicente Courtyard Apartments Historic District (Map courtesy of City of Santa Monica City Planning Division; edited by ARG, 2015)

SHEET
SITE CONTEXT

SCALE
DATE
04.23.20

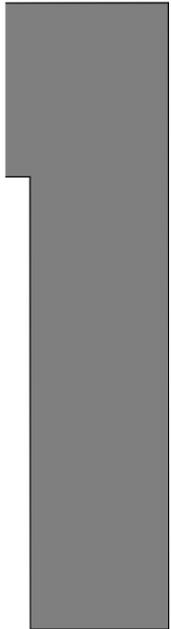
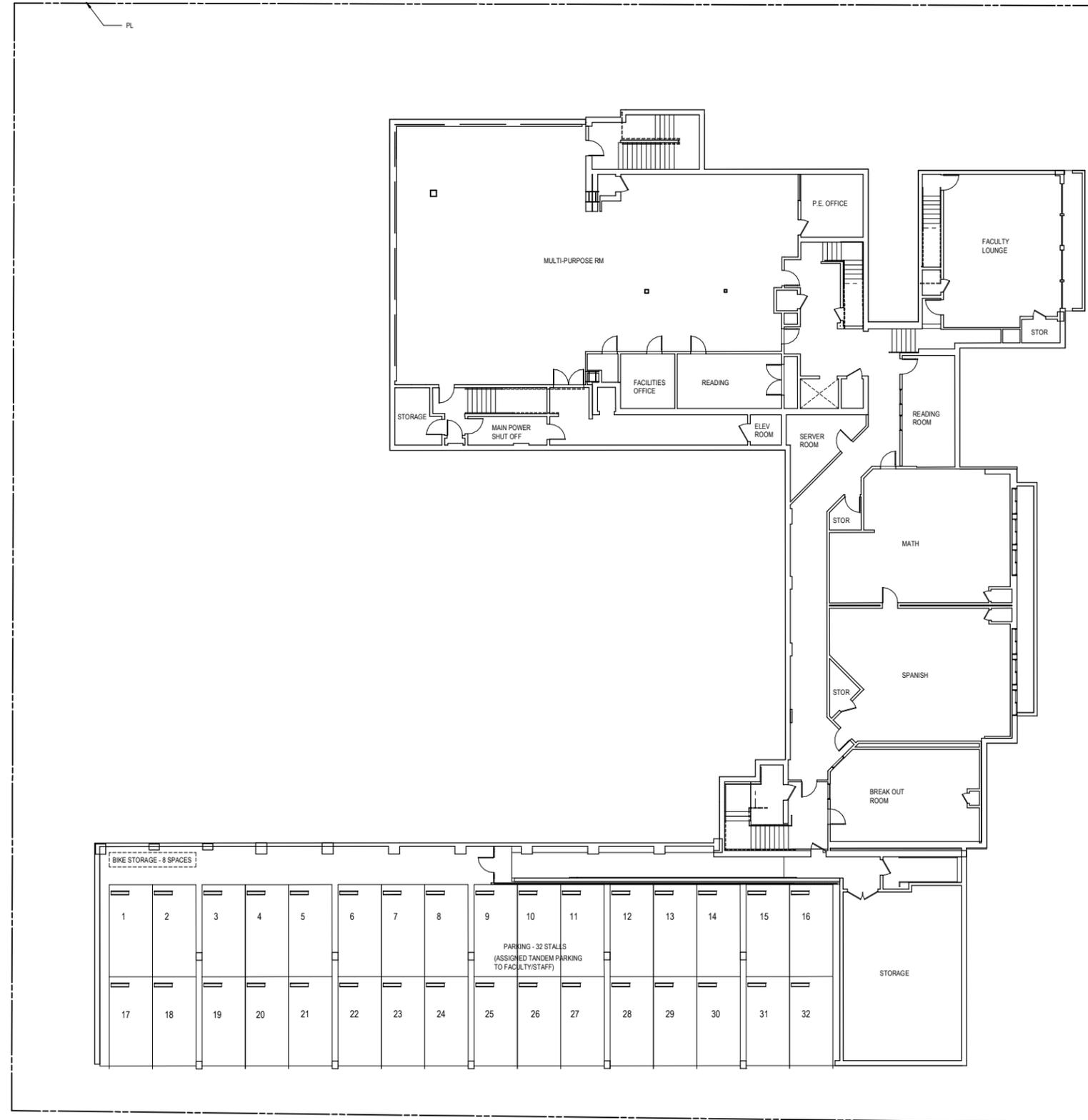
SHEET
A002

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BASEMENT FLOOR PLAN - EXISTING
 3/32" = 1'-0"

1



BASEMENT FLOOR - EXISTING

SCALE 3/32" = 1'-0"
 DATE 04.23.20

A100

9/20/19 11:20:08 AM



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FIRST FLOOR PLAN - EXISTING
 3/32" = 1'-0"

1



FIRST FLOOR PLAN
 - EXISTING

SCALE
 3/32" = 1'-0"

DATE
 04.23.20

SHEET
A101

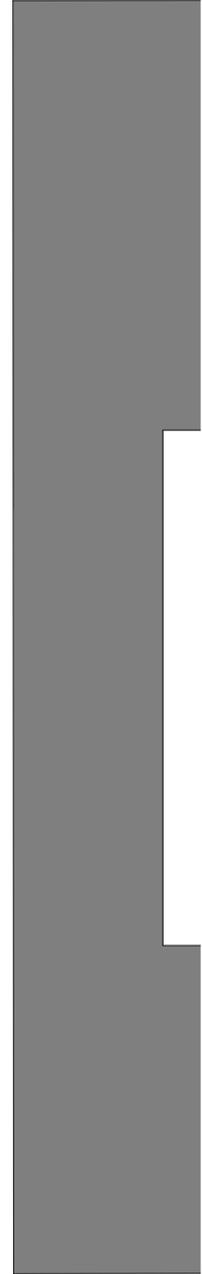
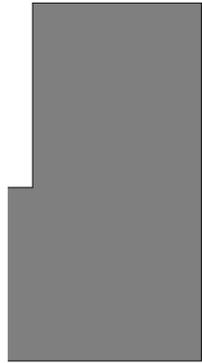
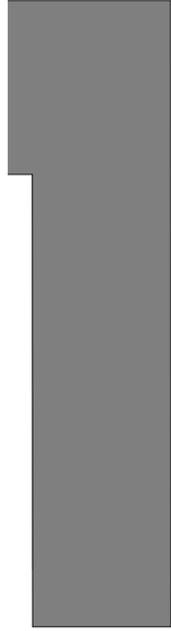
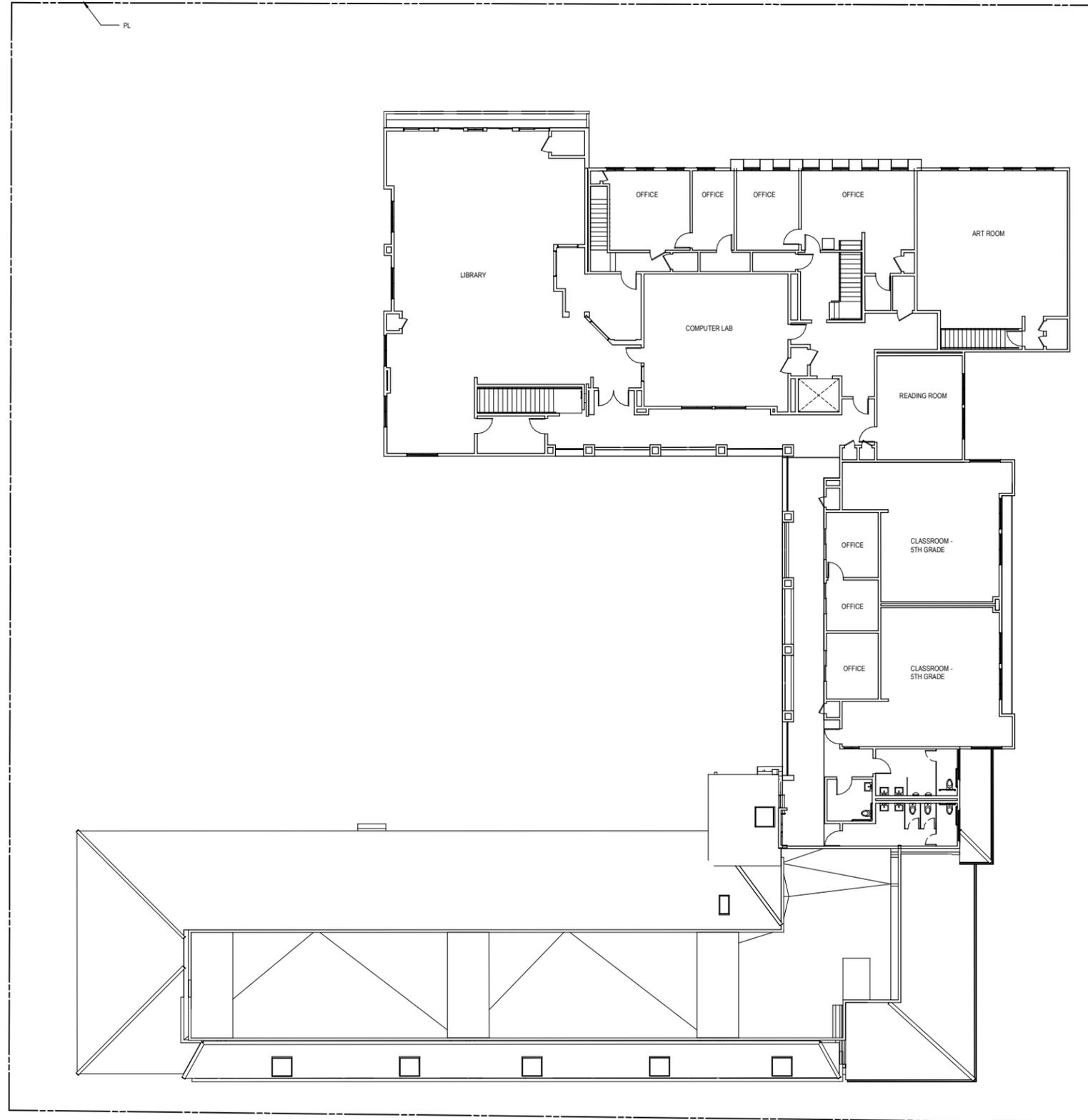
ISSUE 11.2018



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SECOND FLOOR PLAN - EXISTING
3/32" = 1'-0"



SECOND FLOOR
PLAN - EXISTING

SCALE
3/32" = 1'-0"
DATE
04.23.20

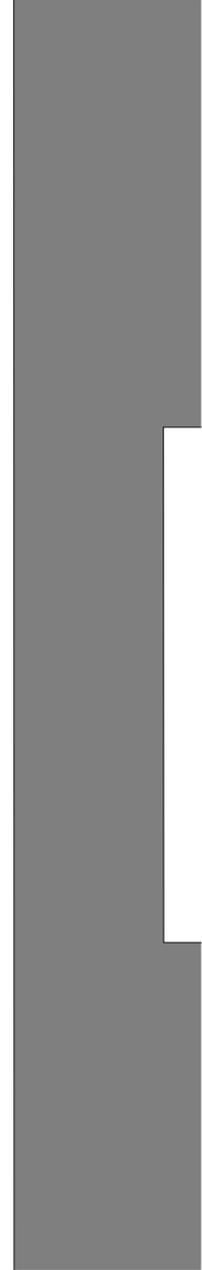
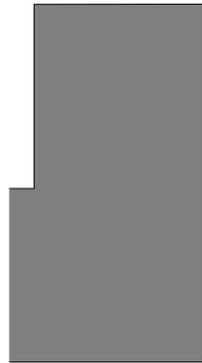
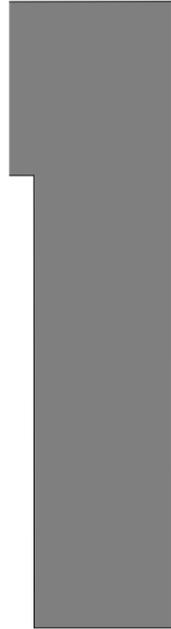
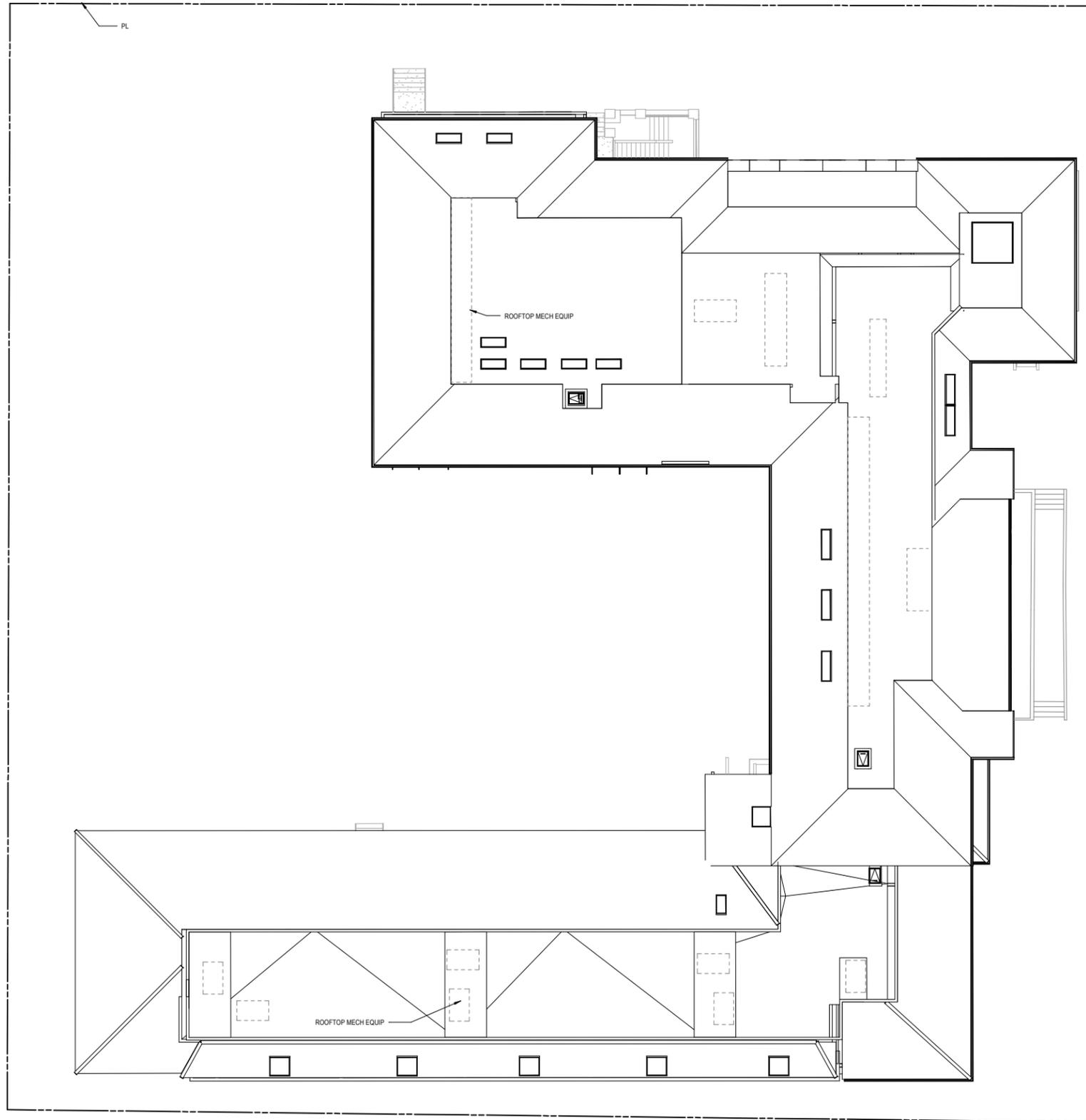
SHEET
A102
VISION 11.2015.01



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ROOF PLAN - EXISTING
3/32" = 1'-0"



ROOF PLAN -
EXISTING

SCALE
3/32" = 1'-0"

DATE
04.23.20

SHEET
A103

VISION CONSULTING

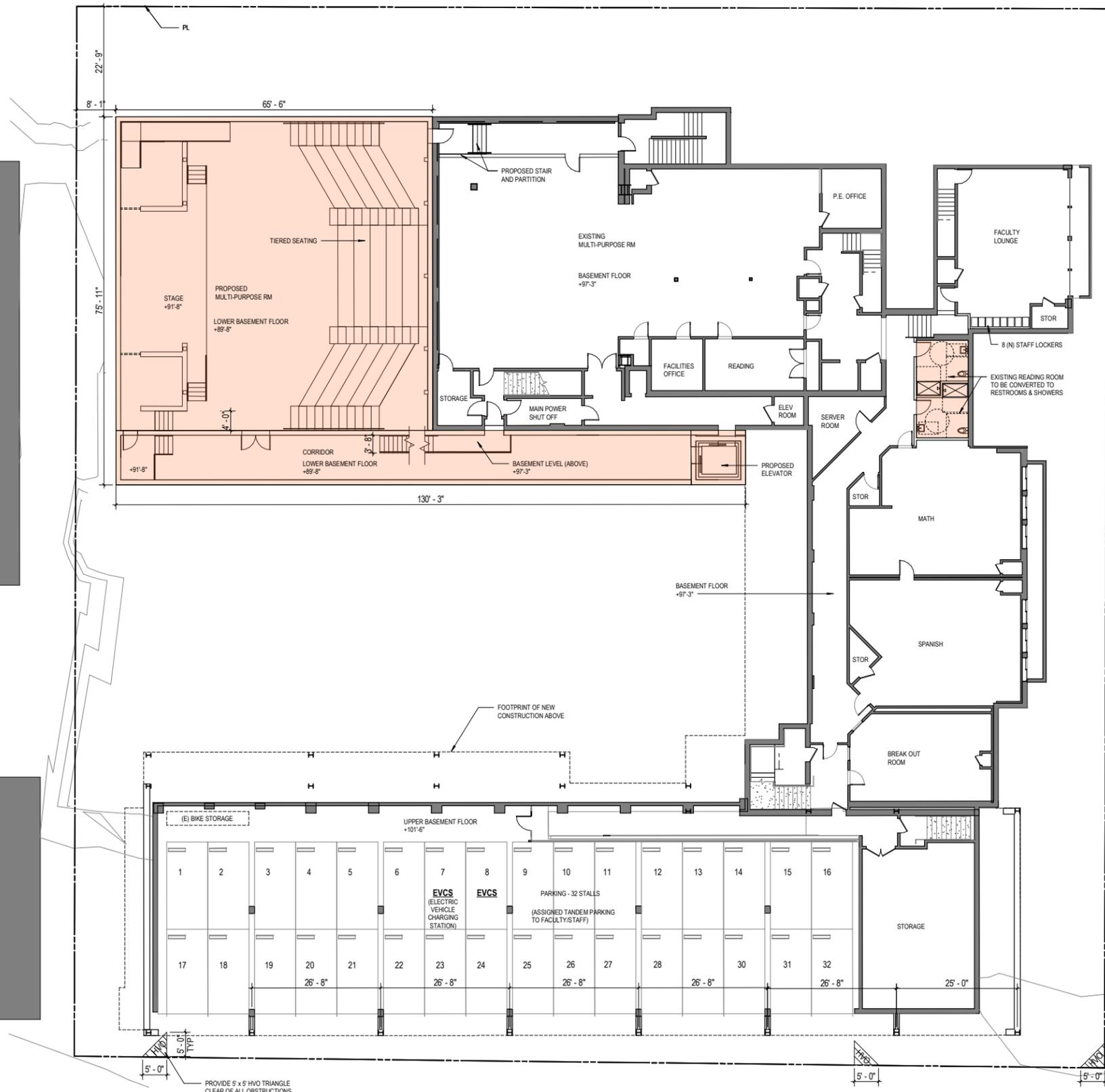


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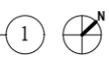
LEGEND

INDICATES NEW CONSTRUCTION



PROVIDE 5' x 5' HVO TRIANGLE
CLEAR OF ALL OBSTRUCTIONS
ABOVE 24" IN HEIGHT PER SMMC
9.21.180

BASEMENT FLOOR PLAN - PROPOSED
3/32" = 1'-0"



BASEMENT FLOOR
PLAN - PROPOSED

SCALE
As indicated
DATE
04.23.20

SHEET
A120



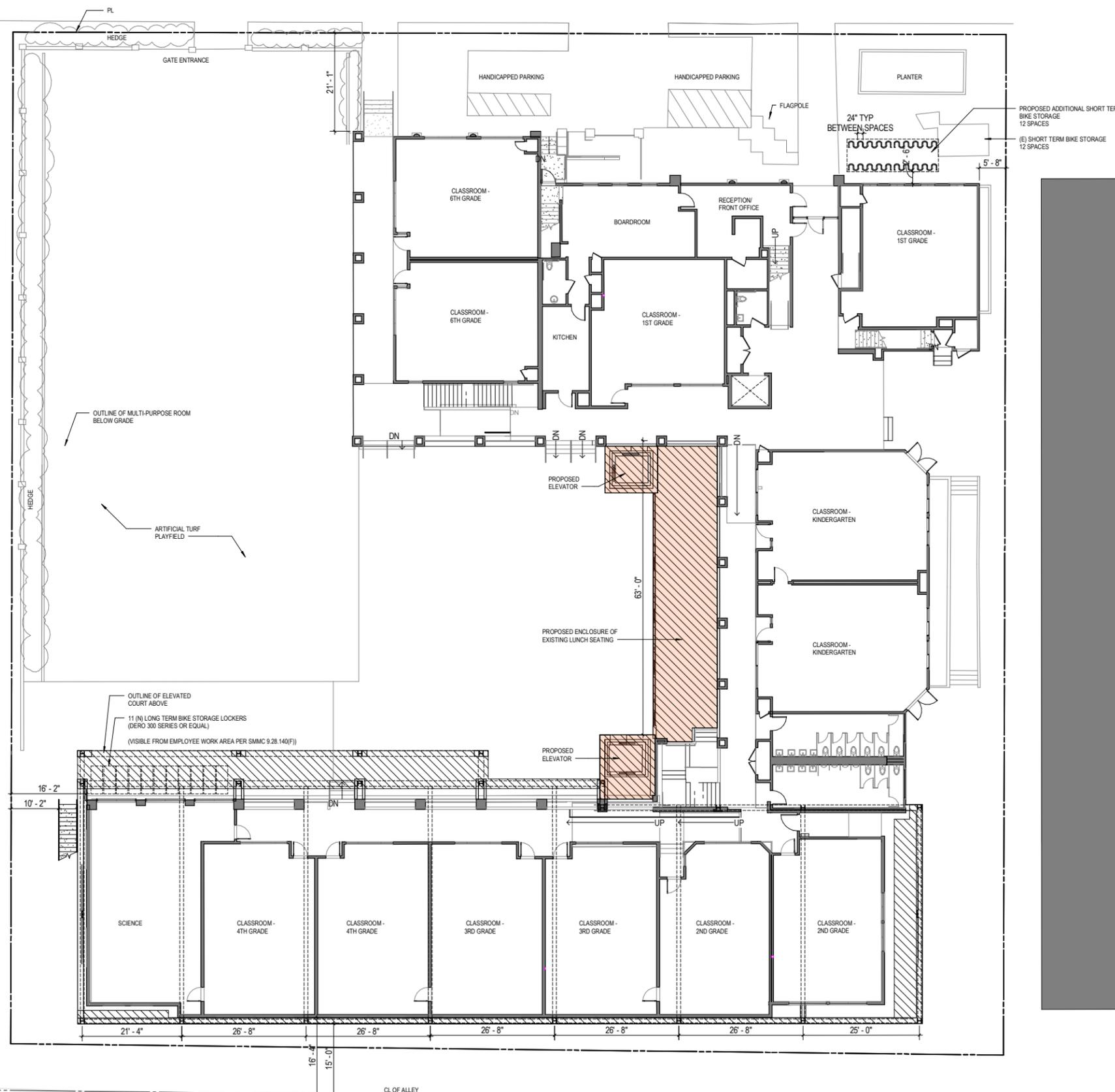
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LEGEND

 INDICATES NEW CONSTRUCTION



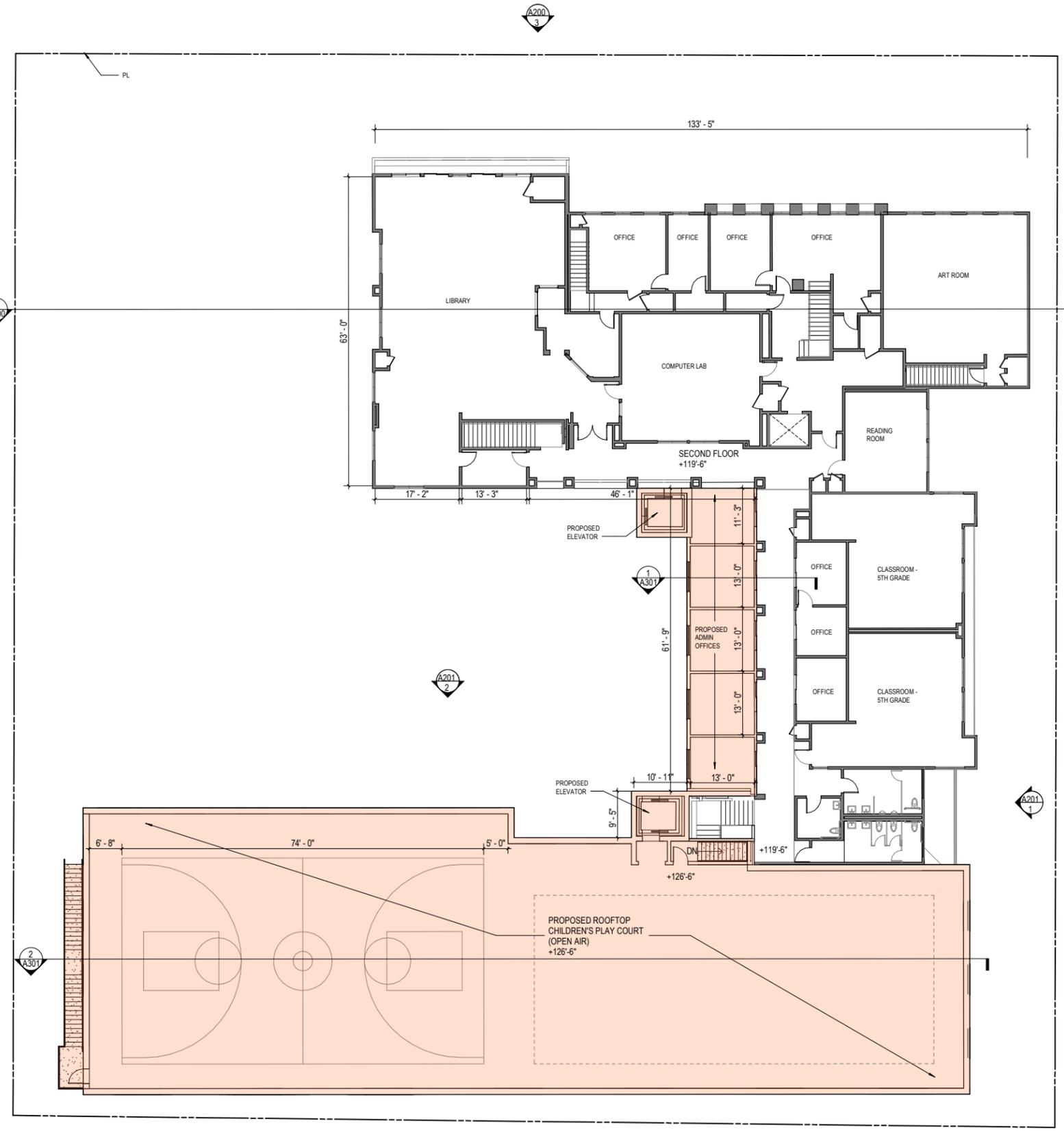
FIRST FLOOR PLAN - PROPOSED
3/32" = 1'-0"



SHEET
FIRST FLOOR PLAN - PROPOSED

SCALE
As indicated
DATE
04.23.20

SHEET
A121



NEW CONSTRUCTION



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SECOND FLOOR PLAN - PROPOSED
 3/32" = 1'-0"

1

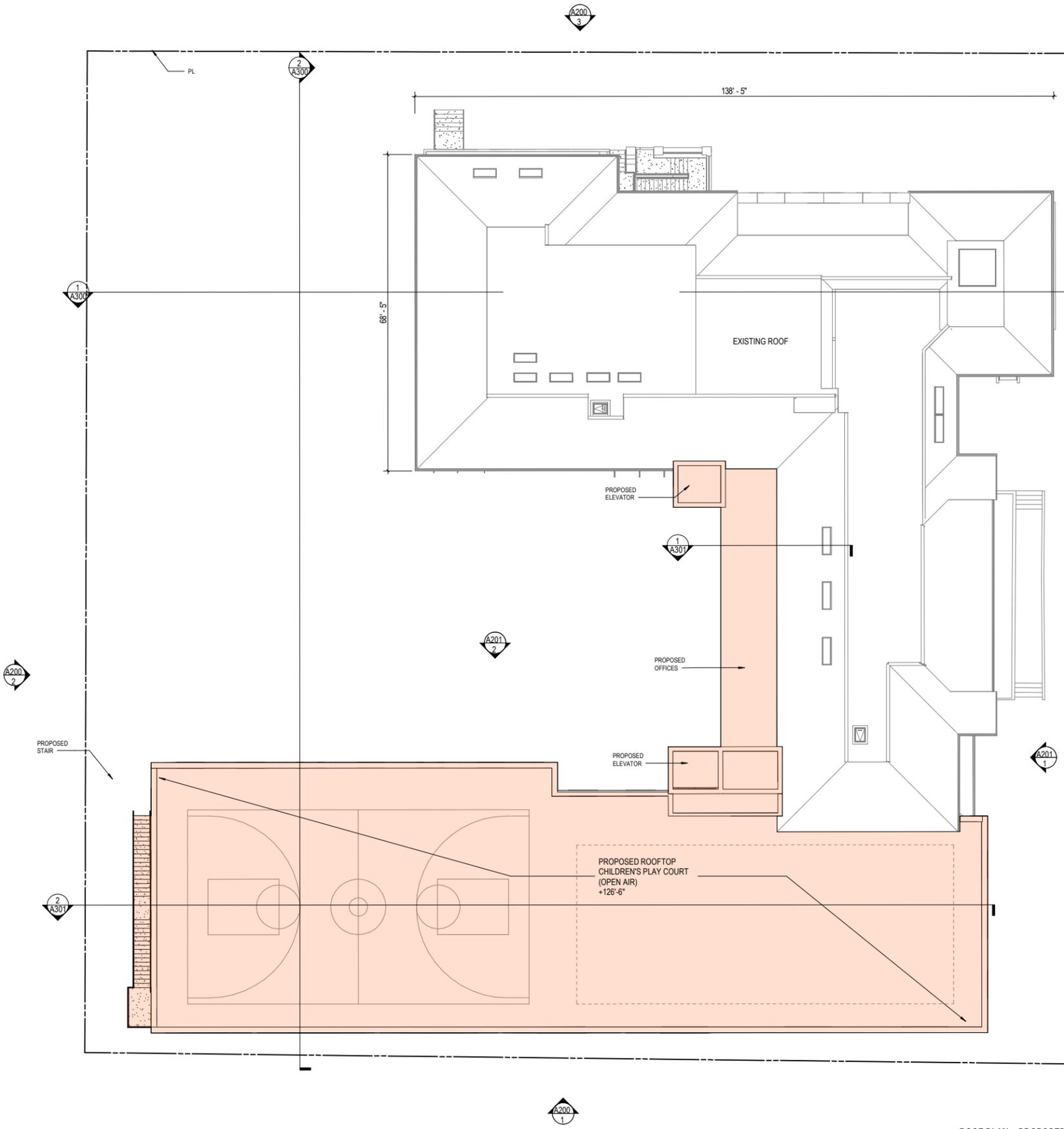


SHEET
**SECOND FLOOR
 PLAN - PROPOSED**

SCALE
 As indicated
 DATE
 04.23.20

SHEET
A122

ISSUED 11.2018



NEW CONSTRUCTION



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ROOF PLAN - PROPOSED
 3/32" = 1'-0"

1



ROOF PLAN -
 PROPOSED

SCALE
 As indicated
 DATE
 04.23.20

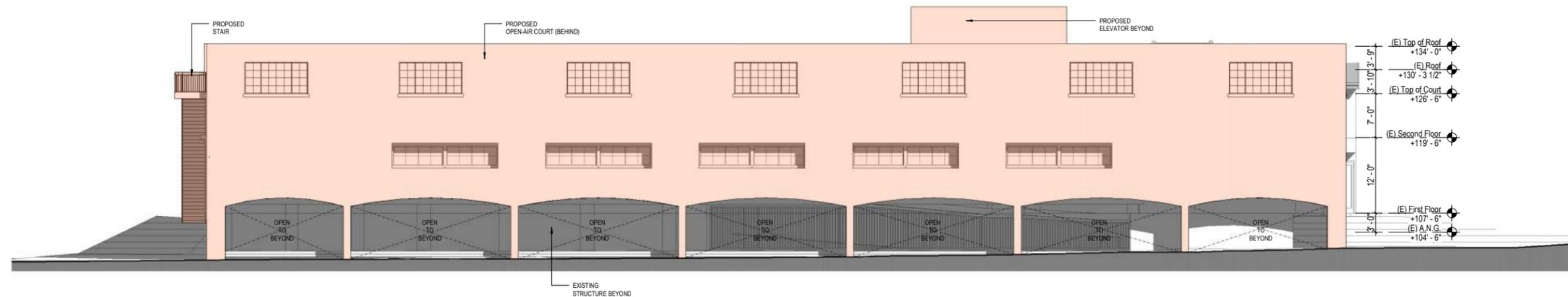
SHEET
A123
ISSUE 11.2014 REV



NORTH ELEVATION - FROM SAN VICENTE
1/8" = 1'-0" 3



WEST ELEVATION
1/8" = 1'-0" 2



SOUTH ELEVATION
1/8" = 1'-0" 1



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SHEET
ELEVATIONS

SCALE
1/8" = 1'-0"
DATE
04.23.20

SHEET
A200

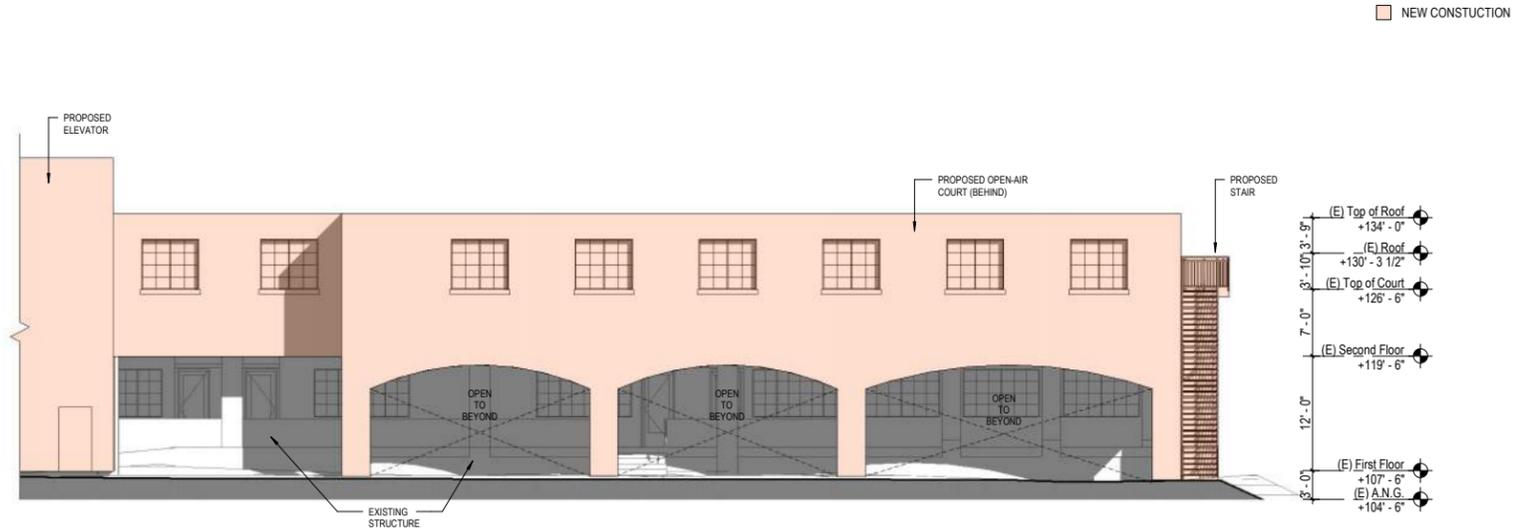
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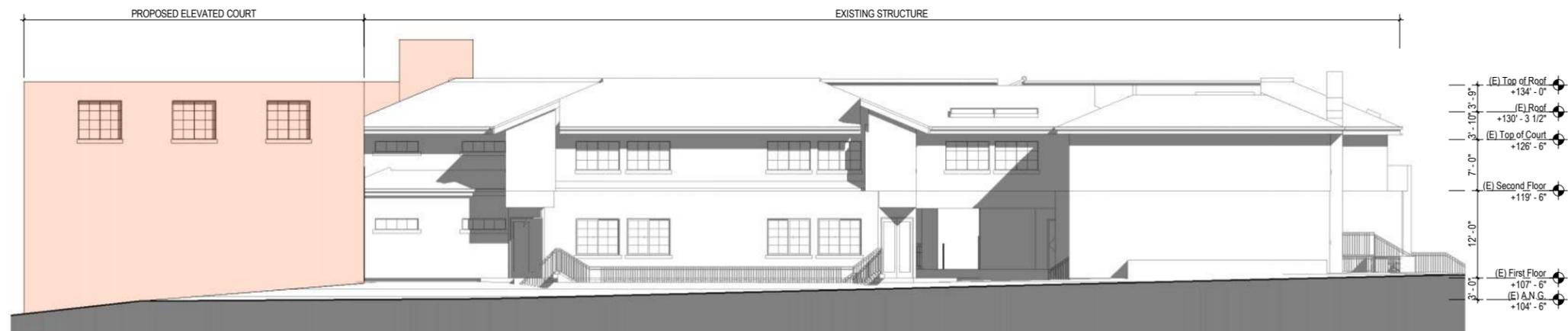
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NORTH ELEVATION - FROM COURTYARD
1/8" = 1'-0"

2



EAST ELEVATION
1/8" = 1'-0"

1

ELEVATIONS

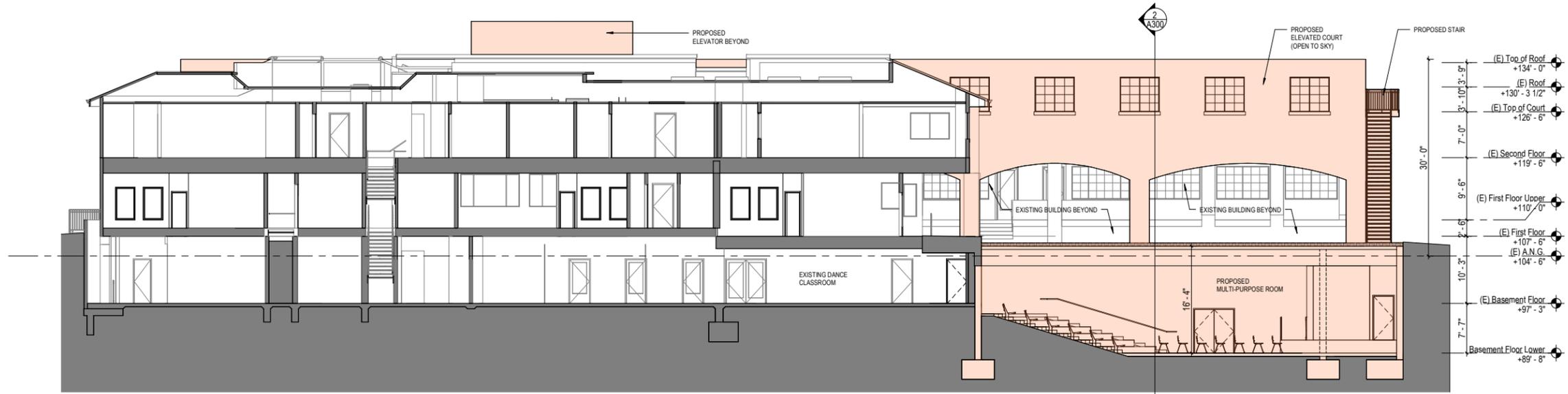
SCALE
1/8" = 1'-0"
DATE
04.23.20

SHEET
A201
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E/W SECTION THROUGH MULTI-PURPOSE ROOM
 1/8" = 1'-0" 1



N/S SECTION THROUGH MULTI-PURPOSE ROOM &
 ELEVATED COURT
 1/8" = 1'-0" 2

SECTIONS

SCALE
 1/8" = 1'-0"
 DATE
 04.23.20

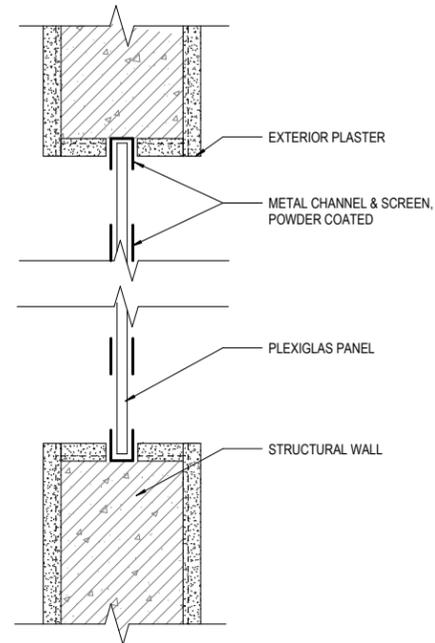
SHEET
A300
ISSUED FOR PERMIT



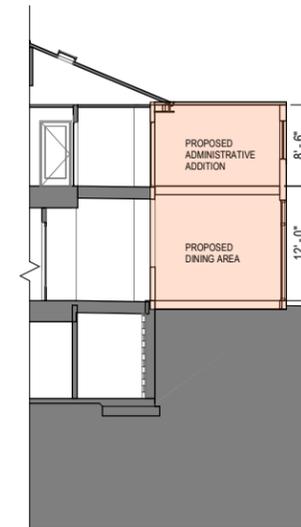
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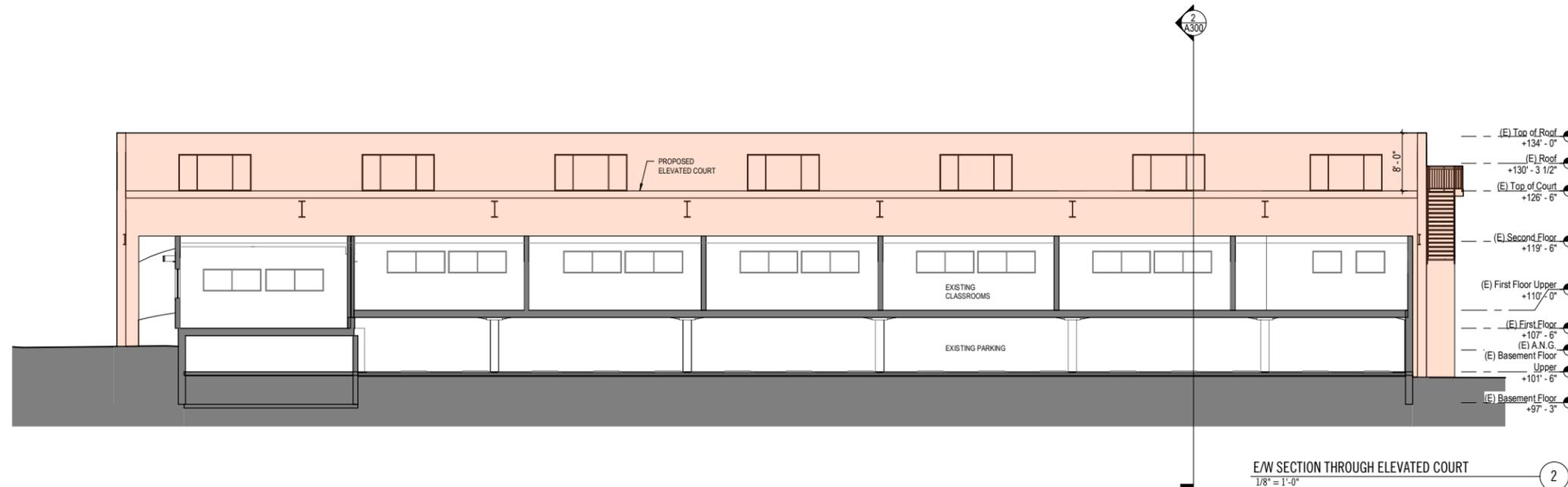
NEW CONSTRUCTION



PLAY COURT OPENING DETAIL
 3" = 1'-0" 5



SECTION THROUGH ADMIN ADDITION
 1/8" = 1'-0" 1



E/W SECTION THROUGH ELEVATED COURT
 1/8" = 1'-0" 2

SECTIONS

SCALE
 1/8" = 1'-0"

DATE
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SHEET
A301

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DEMOLISHED

BASEMENT FLOOR PLAN - DEMO
3/32" = 1'-0"

1

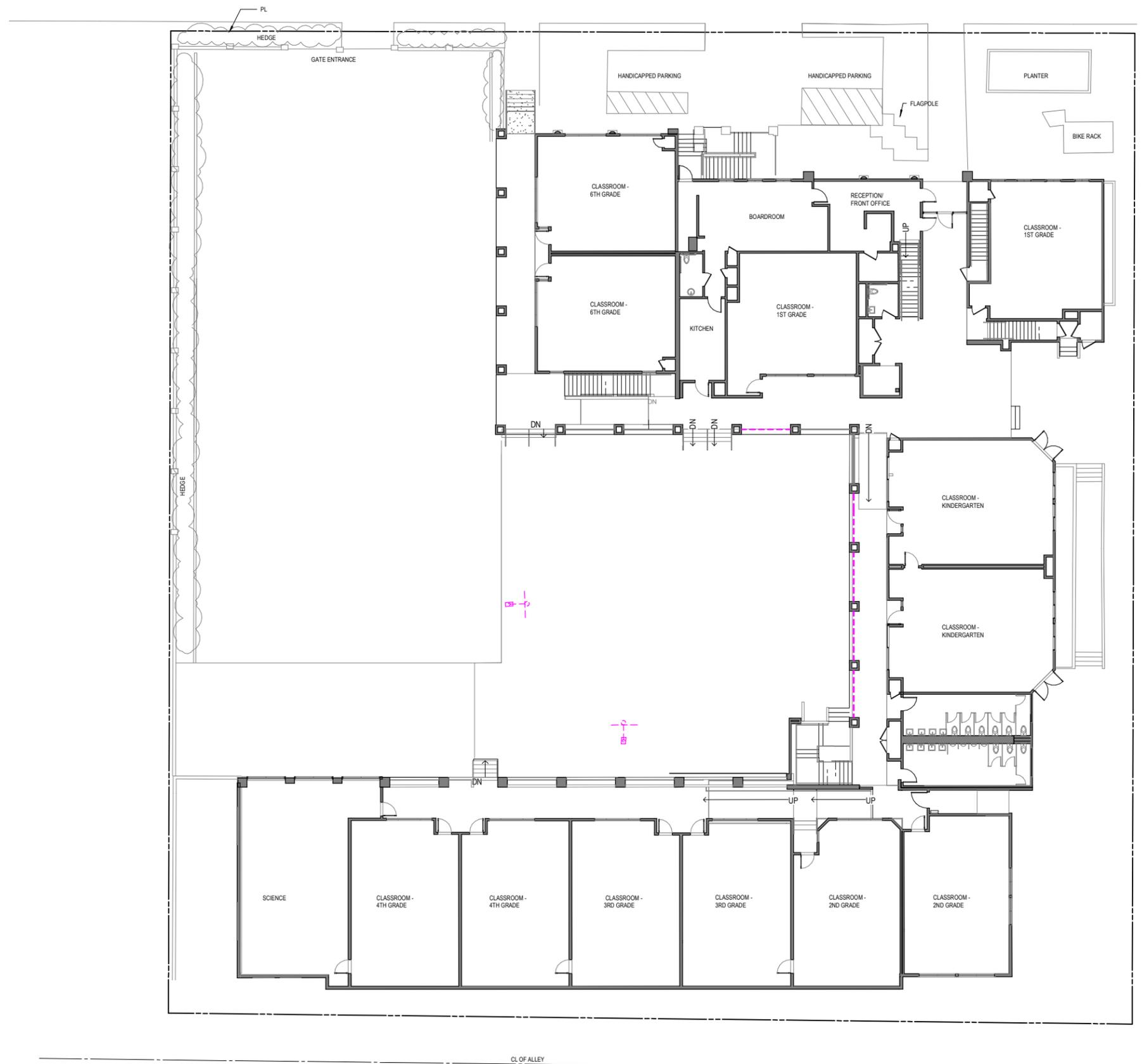


BASEMENT FLOOR
PLAN - DEMO

SCALE
As indicated
DATE
04.23.20

SHEET
D100

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DEMOLISHED



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SHEET
FIRST FLOOR PLAN - DEMO

SCALE
 As indicated
 DATE
 04.23.20

SHEET
D101
10/09/2017 PM

FIRST FLOOR PLAN - DEMO
 3/32" = 1'-0"

1



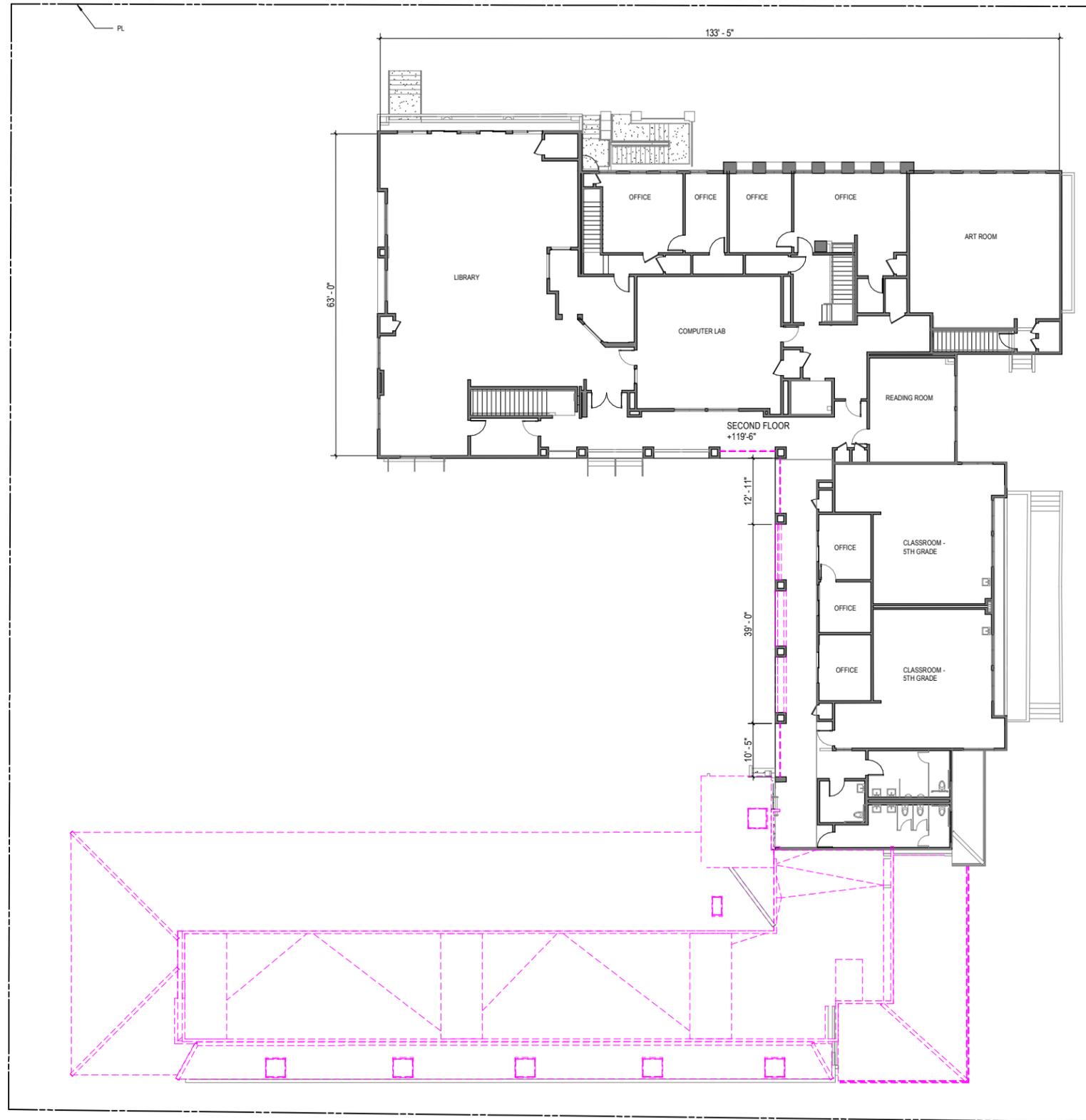


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--- DEMOLISHED



SECOND FLOOR PLAN - DEMO
3/32" = 1'-0"



SHEET
**SECOND FLOOR
PLAN - DEMO**

SCALE
As indicated
DATE
04.23.20

SHEET
D102
VISION DESIGN INC.

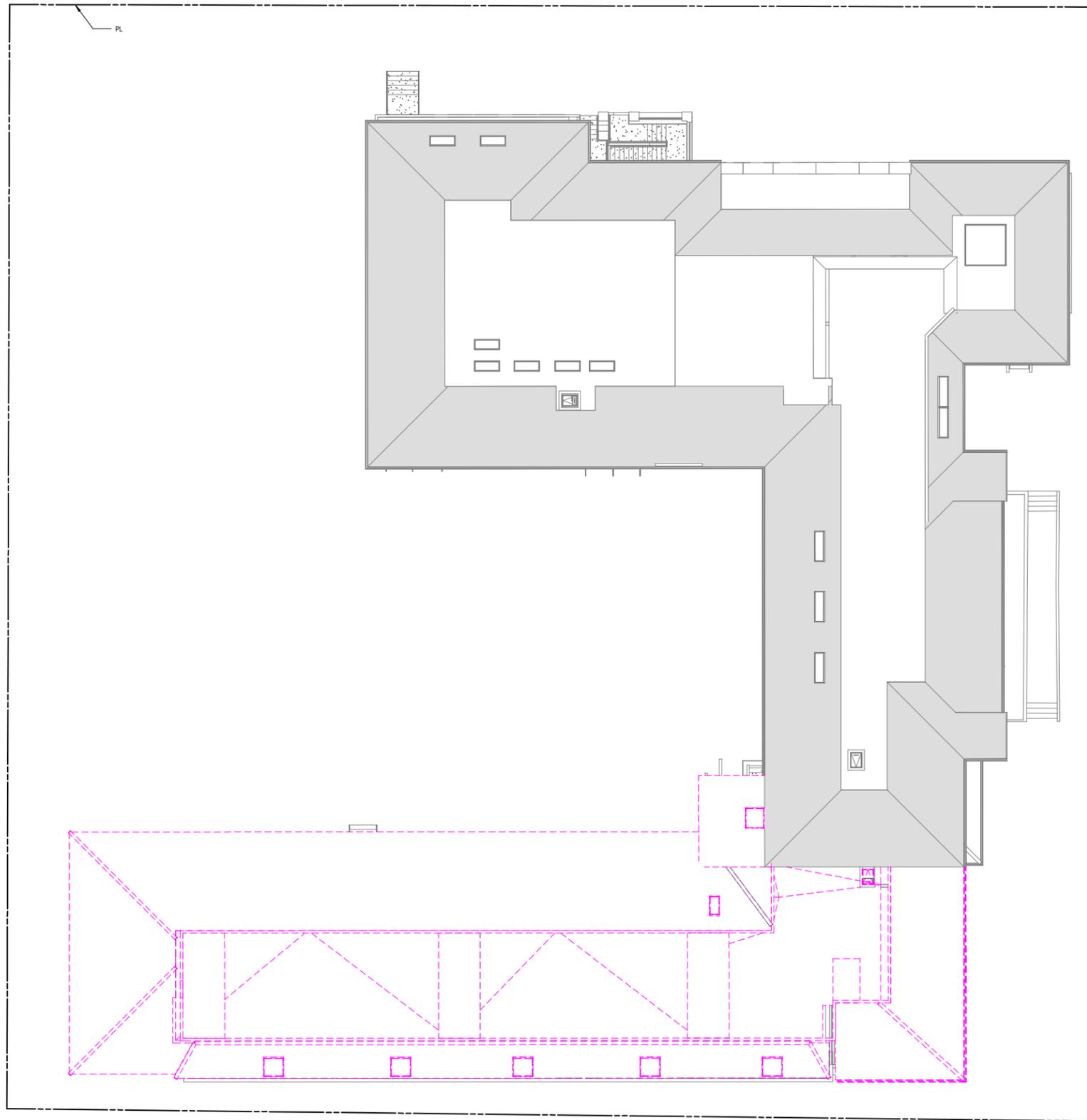


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--- DEMOLISHED



ROOF PLAN - DEMO
3/32" = 1'-0"

1



ROOF PLAN - DEMO

SCALE
As indicated
DATE
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SHEET
D103

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AERIAL VIEW - EXISTING + NEW CONSTRUCTION



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RENDERINGS

DATE
04.23.20

SHEET
AP.01

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VIEW FROM CENTRAL COURTYARD - EXISTING + NEW CONSTRUCTION

RENDERINGS

DATE
04.23.20

SHEET
AP.02
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SITE PLAN - EXISTING + NEW CONSTRUCTION



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SHEET
RENDERINGS

SCALE
DATE
04.23.20

SHEET
AP.03
DESIGN STUDIO, INC.



COURTYARD VIEW LOOKING SOUTHWEST



COURTYARD VIEW LOOKING NORTHWEST



COURTYARD VIEW LOOKING SOUTHEAST



COURTYARD VIEW LOOKING NORTHWEST TOWARD SAN VICENTE



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SHEET
SITE PHOTOS

SCALE
 DATE
 04.23.20

SHEET
AP.04
DESIGN STUDIO, INC.



EAST SIDE OF SITE



SOUTH SIDE OF SITE - GEORGINA PL N ACCESS TO PARKING



EAST SIDE OF SITE



SOUTH SIDE OF SITE - GEORGINA PL N, ACCESS TO PARKING



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SHEET
SITE PHOTOS

SCALE
DATE
04.23.20

SHEET
AP.05
DESIGN DEVELOPMENT



WEST SIDE OF SITE



VIEW FROM SAN VICENTE



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SHEET
SITE PHOTOS

SCALE

DATE
04.23.20

SHEET
AP.06

DESIGN 15.04.20 AP



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PRECEDENT
IMAGERY

DATE
04.23.20

SHEET
AP.07

DESIGN TEAM

SURVEYOR'S NOTES:

- DATE OF SURVEY: MAY 25, JUNE 25 & 26 AND JULY 10, 2016
- SITE AREA: 46,362.50 SQ. FT., OR 1.0643 ACRES
- BASES OF BEARINGS: THE BEARINGS N 42° 06' 00" E OF THE CENTERLINE OF SAN VICENTE BOULEVARD, AS SHOWN ON MAP OF TRACT NO. 3922, AS PER MAP FILED IN BOOK 981 PAGES 33-37 OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.
- VERTICAL DATUM: CITY OF SANTA MONICA, BENCHMARK ID NO. 47 ELEV=135960 FT. DISC. PK. NAIL IN LEAD SOUTH EAST CURB OF ARIZONA AVENUE (25 FT. SOUTHWEST OF SOUTHWEST CURB OF LUCKY STREET).
- UNDERGROUND UTILITIES SHOWN HEREON ARE PER CITY OF SANTA MONICA RECORDS AND PER FIELD LOCATION AS EVIDENCED BY PAINT MARKS ON THE PAVEMENT, AND CANNOT BE GUARANTEED FOR COMPLETENESS OR ACCURACY. THEIR LOCATION SHOULD BE VERIFIED IN THE FIELD BEFORE ANY EXCAVATING.
- ZONING: R2-LD LOW DENSITY MULTIPLE FAMILY RESIDENTIAL.

SETBACK REQUIREMENTS

FRONT YARD: 20 FT. SEE (C)(E)
 SIDE YARD: PARCELS 50 FT. OR MORE IN WIDTH: 5 FT. SEE (F)
 REAR YARD: 15 FT.

C. FRONT AND SIDE SETBACKS

- THE FRONT YARD SETBACK ON ARCADIA TERRACE AND SEAVIEW TERRACE SHALL BE 30 FEET MEASURED FROM THE CENTERLINE OF THE WALKWAY.
- IN THE R2-LD AND R2-DISTRICTS, THE STREET SIDE SETBACK SHALL BE AT LEAST 15 PERCENT OF THE PARCEL WIDTH BUT NOT LESS THAN 6 FEET AND IS NOT REQUIRED TO EXCEED 10 FEET.
- WHERE A CORNER PARCEL IN AN R2-LD OR R4-DISTRICT ADJACENT TO A PARCEL IN AN R1-DISTRICT, THE STREET SIDE SETBACK SHALL BE AT LEAST HALF OF THE REQUIRED FRONT SETBACK IN THE ADJACENT R1-DISTRICT.

E. SPECIAL PROJECT DESIGN AND DEVELOPMENT STANDARDS. THE NEW CONSTRUCTION OF OR NEW ADDITION TO A PRINCIPAL BUILDING SHALL COMPLY WITH THE FOLLOWING STANDARDS:

- STREET-FACING PEDESTRIAN ENTRIES SHALL NOT BE LOCATED BELOW GRADE, AND ANY EXCAVATION TO ACCESS THE ENTRY SHALL BE PROHIBITED.
- AN ADDITIONAL FIVE FOOT SETBACK BEYOND THE MINIMUM FRONT YARD SETBACK SET FORTH IN SECTION 908030 IS REQUIRED FOR AT LEAST TWENTY-FIVE PERCENT OF THE WIDTH OF THE FRONT FACADE. THIS SETBACK SHALL BE FULLY INTEGRATED INTO THE BUILDING THROUGH BALCONIES, DECKS OR OTHER ELEMENTS THAT ARTICULATE THE FRONT OF THE BUILDING.
- ALL REQUIRED SETBACKS SET FORTH IN SECTION 908030 SHALL BE OPEN TO THE SKY EXCEPT FOR PERMITTED ARCHITECTURAL PROJECTIONS CONTAINED IN SECTION 92800.
- MEZZANINES SHALL BE CONCEALED WITHIN THE BUILDING AND SHALL NOT APPEAR AS AN ADDITIONAL STORY ON THE EXTERIOR BUILDING FACADE.
- AN ADDITIONAL TWO FOOT AVERAGE SIDE YARD SETBACK FROM THE MINIMUM REQUIREMENT SET FORTH IN SECTION 908030 SHALL BE PROVIDED AT EACH STORY. SETBACK AREAS GREATER THAN FIVE FEET IN DEPTH FROM THE MINIMUM SIDE YARD SETBACK, OR THE AREA USED TO COMPLY WITH THE ADDITIONAL SETBACK REQUIREMENTS OF THIS SECTION, SHALL NOT BE USED TO SATISFY COMPLIANCE WITH THIS REQUIREMENT.

THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.

7. HAZARD ZONE DATA:

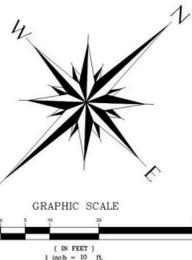
HAZARD ZONE: X
 COMMUNITY NO: 06037C
 PANEL NO: 1590F
 EFFECTIVE DATE: 09/26/08

8. NOTE:

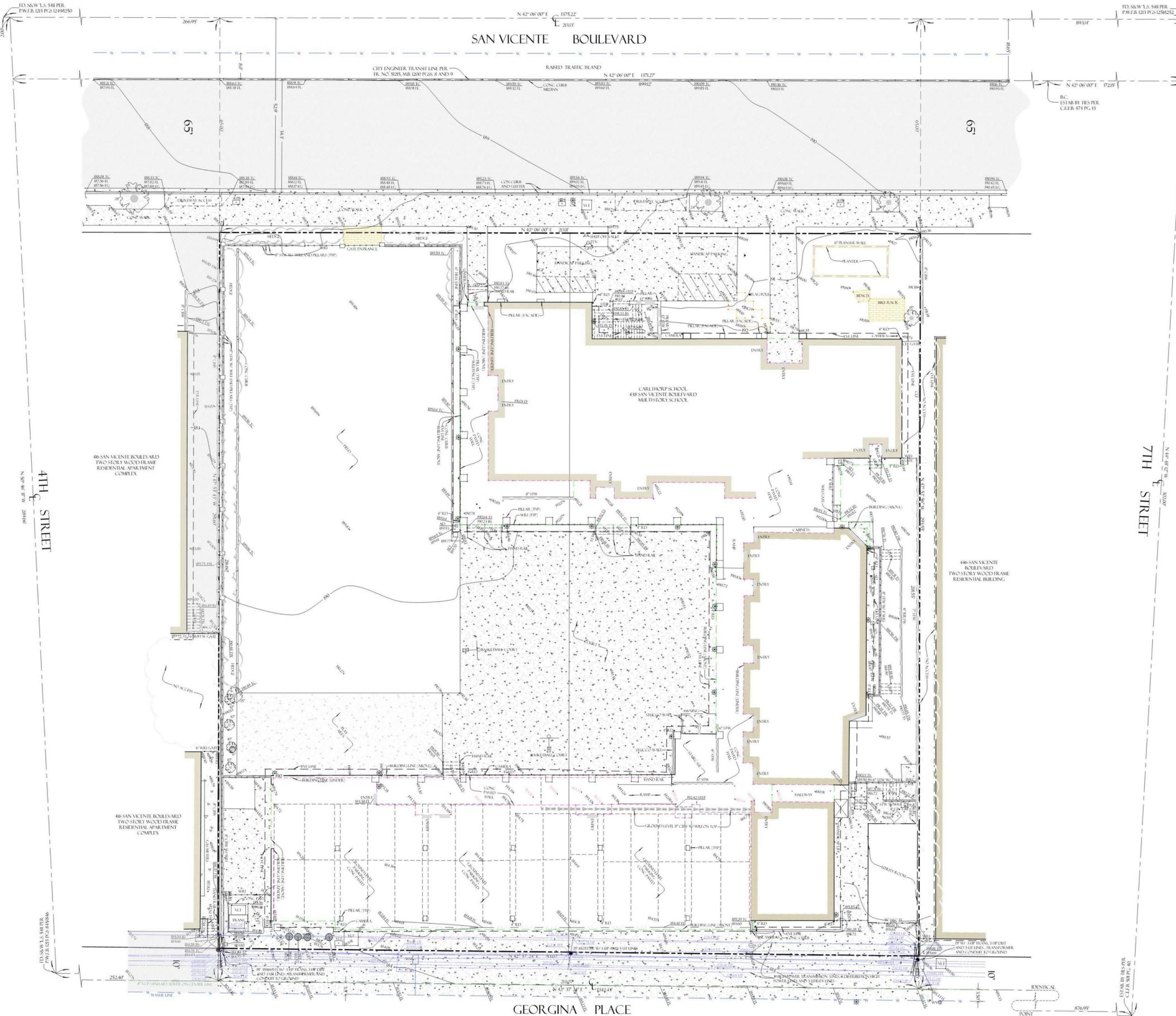
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LEGAL DESCRIPTION:

LOT 1, BLOCK 7, OF THE PALMDES TRACT, IN THE CITY OF SANTA MONICA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE(S) 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



LEGEND:	
AC	ASPHALTIC CONCRETE
CEB	CITY ENGINEER FIELD BOOK
CD	CONDUIT TO GROUND
CNC	CONCRETE
CBW	CONCRETE BLOCK WALL
CLF	CHAIN LINK FENCE
EG	EDGE OF GUTTER
ESTAB	ESTABLISHED
FN	FENCE
FL	FLOW LINE
GL	GLASS POST
HP	HIGH POWER
LS	LAND SURVEYOR
PA	PAGE
PP	POWER POLE
PWB	PUBLIC WORKS FIELD BOOK
PKS	PROCKLINE
RD	ROOF DRAIN
RWB	RIBBONED TILE WALL
RWT	SANITARY SEWER
SC	SEWER CLEAN OUT
SPK	SPEKE AND WASHER
SSW	STREET LIGHT PULL BOX
TC	TIE OR CURB
UT	UTILITY
VE	VALET
W	WATER
WM	WATER METER
WV	WATER VALVE
WZ	WITH
WRI	WRUGHT IRON FENCE
BUILDING	BUILDING
AC PAVED	AC PAVED
CONC PAVED	CONC PAVED
AREA LIGHT	AREA LIGHT
MANHOLE	MANHOLE
SPOT ELEVATION	SPOT ELEVATION
EVELINE	EVELINE
BUILDING LINE UNDER	BUILDING LINE UNDER
CENTERLINE	CENTERLINE
BOUNDARY LINE	BOUNDARY LINE
LOT LINE	LOT LINE



PREPARED FOR:
 CARLTHORP SCHOOL
 CARLTHORP SCHOOL
 ATTN: WADE KILLER, FEA
 RES. CLERK, REV. 3
 SANTA MONICA, CA 90404

DATE	REVISION

ARCHITECTURAL SURVEY
 438 SAN VICENTE BOULEVARD
 SANTA MONICA, CA
JACOBELLIS & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 SURVEYS • SUBDIVISIONS • PHOTOGRAMMETRY
 8845 TAMPA AVENUE, STE. 600, NORTH BRIDGE, CA 95226 PH: 888-366-9222 FAX: 888-366-4883

DATE	BY
04.23.20	

SHEET
SITE SURVEY
 SCALE
 DATE
 04.23.20
 SHEET
A001
 SHEET NO.
 1 OF 1
 3/24/2017 05 PM



3573 HAYDEN AVENUE
 CULVER CITY, CA 90232
 310.399.7975
 KFALOSANGELES.COM

CARLTHORP SCHOOL
 SUPPORT SPACE IMPROVEMENTS
 438 SAN VICENTE BLVD
 SANTA MONICA, CA 90402



FOR PURPOSES OF CODE COMPLIANCE

■ NEW PARCEL COVERAGE

PARCEL COVERAGE CALCULATIONS

FIRST FLOOR:

EXISTING PARCEL COVERAGE: 19,769 SF

NEW PARCEL COVERAGE:
 NEW ENCLOSED LUNCH SEATING = 844 SF
 NEW ELEVATORS = 276 SF

TOTAL NEW FIRST FLOOR PARCEL COVERAGE = 1,120 SF

TOTAL FIRST FLOOR PARCEL COVERAGE:
 EXISTING = 19,769 SF
 NEW = 1,120 SF
 TOTAL (EXISTING + NEW) = 20,889 SF

TOTAL PARCEL AREA: 46,362.50 SF
 EXISTING FIRST FLOOR PARCEL COVERAGE: 19,769 SF (42.6% OF PARCEL AREA)

NEW FIRST FLOOR PARCEL COVERAGE: 1,120 SF (2.4% OF PARCEL AREA)

TOTAL FIRST FLOOR PARCEL COVERAGE (NEW + EXISTING): 20,889 SF (45.06% OF PARCEL AREA)

NOTE: THE CLASSROOMS ALONG THE REAR ALLEY ARE TREATED AS THE FIRST FLOOR FOR PURPOSES OF THIS CALCULATION OF PARCEL COVERAGE.



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 SANTA MONICA, CA 90402

SHEET
FIRST FLOOR PLAN - PARCEL COVERAGE

SCALE
 As indicated
 DATE
 04.23.20

SHEET
A121-B

3/2/20 11:05 PM

FOR PURPOSES OF CODE COMPLIANCE

■ NEW PARCEL COVERAGE

PARCEL COVERAGE CALCULATIONS

SECOND FLOOR:

EXISTING PARCEL COVERAGE: 10,810 SF

NEW PARCEL COVERAGE:
 NEW ADMIN OFFICES = 840 SF
 NEW ELEVATORS = 233 SF
 NEW STAIR = 190 SF

TOTAL NEW SECOND FLOOR PARCEL COVERAGE = 1,263 SF

TOTAL SECOND FLOOR PARCEL COVERAGE:
 EXISTING = 10,810 SF
 NEW = 1,263 SF
 TOTAL (EXISTING + NEW) = 12,073 SF

FIRST FLOOR PARCEL COVERAGE ALLOWED BY CODE: 20,863.13 SF

90% OF FIRST FLOOR PARCEL COVERAGE ALLOWED BY CODE: 18,776.82 SF

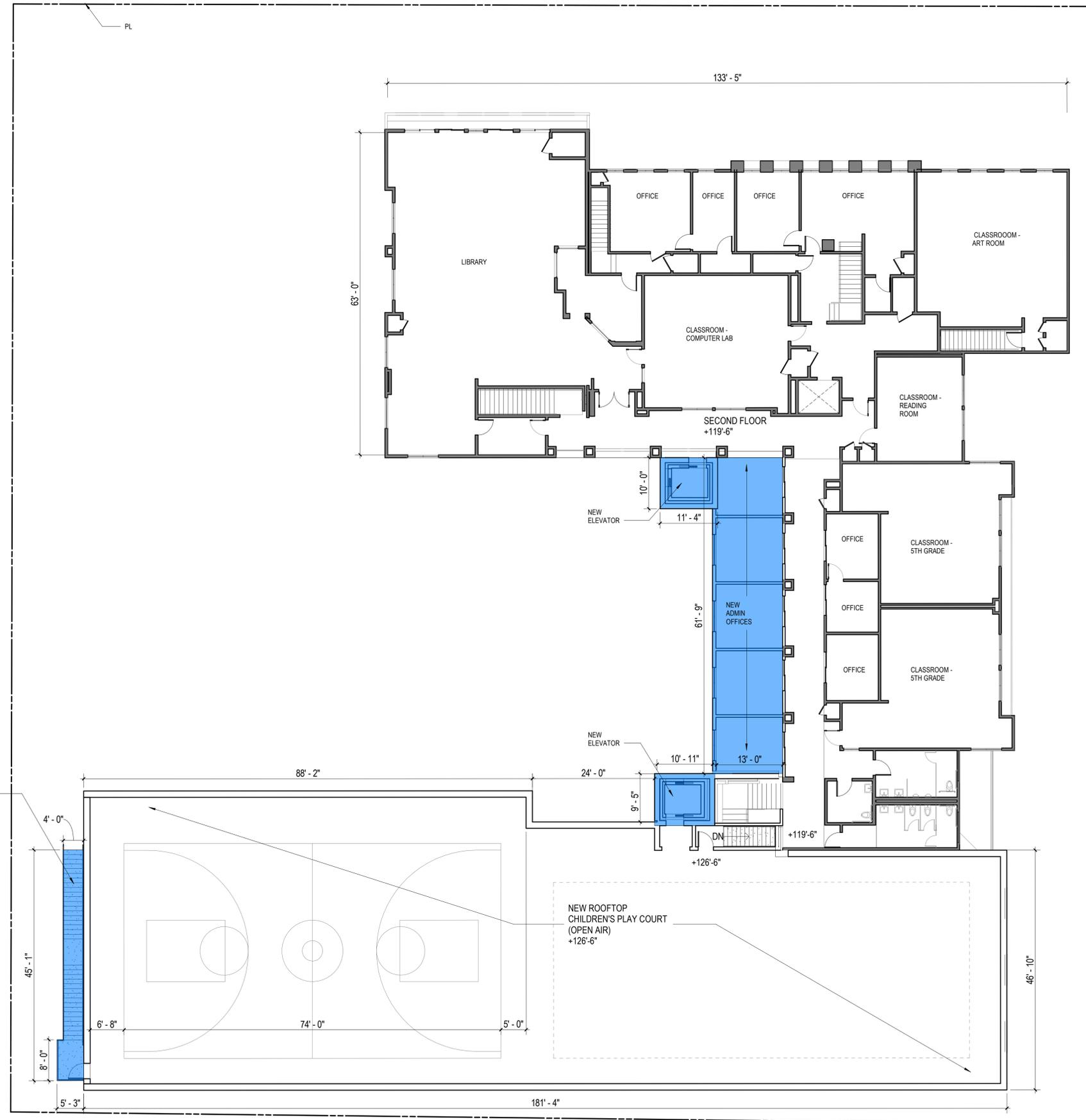
TOTAL SECOND FLOOR PARCEL COVERAGE: 12,073 SF
 (NEW + EXISTING) (< 90 % OF FIRST FLOOR PARCEL AREA)

NOTE: THE OUTDOOR PLAYCOURT IS EXCLUDED FROM UPPER LEVEL PARCEL COVERAGE PER SMCC 9.04.100(G).



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 SUPPORT SPACE IMPROVEMENTS
 438 SAN VICENTE BLVD
 SANTA MONICA, CA 90402



SECOND FLOOR PLAN - NEW + EXISTING
 3/32" = 1'-0"

ATTACHMENT E

Acoustical Noise Analysis- Veneklasen Associates

438 San Vicente Boulevard

May 12, 2020

KFA, LLP

3573 Hayden Avenue
Century City, California 90232

Attention: Wade Killefer

**Subject: Carlthorp Support Space Improvements
Santa Monica, CA
Carlthorp Property Line Noise
Veneklasen Project No. 3055-046**

Dear Wade:

Veneklasen Associates (Veneklasen) has completed a noise impact assessment of the Support Space Improvements proposed for Carlthorp School located in Santa Monica, California. The purpose of this evaluation was to model potential noise impacts on adjacent residential uses as a result of activity that will occur on the proposed rooftop playground and determine if modifications are needed to reduce noise levels to City Municipal Code Noise Limits. This report sets forth the results of our findings.

1.0 INTRODUCTION

This study was conducted to assess the potential acoustical impact of the support space changes proposed to the Carlthorp campus, a private non-profit K-6 school that has been operating in this multifamily neighborhood since 1941. Veneklasen’s scope of work included (A) measuring the exterior noise levels currently occurring at the site, (B) calculating future conditions assuming the proposed outdoor improvements and (C) developing method(s), if any, required to reduce the future exterior sound levels to comport with the applicable Municipal Code requirements for residential districts of the City of Santa Monica.

The Support Space Improvements proposed for Carlthorp campus include the following: relocating the playset and court areas of the current outdoor playground to a new roof above classrooms at the rear of the property, expanding the ground level Playturf area, enclosing the plastic blue-tented unenclosed lunch area (while constructing new administrative offices above), and expanding the subterranean multi-purpose room under the a portion of the Playturf along San Vicente Boulevard. Of these, the play court area on the roof has the potential to disturb adjacent residential neighbors due to noise from outdoor exercises, school events and playtime by the supervised elementary students (Grades K-6) who will be using it from 8 am to 5:30 pm, Monday through Friday.

Figure 1: Campus Views Current (left) and Future (right)



The school campus is surrounded by residential buildings to the east (3-story condominium), west (2-story apartment building), and south (single family homes along the north side of Georgina Avenue across the 20'-wide alley (Georgina Place) behind the school). The city considers residential uses as noise sensitive receptors. The campus fronts on the 130' wide San Vicente Boulevard and center median to the north.

2.0 NOISE THRESHOLDS OF SIGNIFICANCE

Santa Monica Municipal Code section 4.12.060 states that the allowable noise level in Noise Zone I is 60 dBA for a 15-minute period during the hours of 7 AM to 10 PM Monday through Friday, unless the ambient noise conditions are higher. There is a 5-dBA penalty for noises consisting of speech or music, which would apply here to the elementary play court. For a maximum event, or instantaneous noise, the noise limit increases by 20 dBA above the specified threshold.

Therefore, the noise limit for playground noise impacting residential neighbors is 55 dBA for continuous noise and 75 dBA for instantaneous sounds. For this playground, the sound generated is expected to be a combination of verbal communication and balls bouncing off of surfaces. The school also has an outdoor speaker system. Two speakers face one another in the school's interior courtyard; those speakers are used for a brief morning greeting from the school administrator on school days before classes begin. The remainder of the exterior speakers will be used only in the event of emergencies and are not relevant to this study.

3.0 ACOUSTIC MEASUREMENTS

Veneklasen measured existing outdoor playground conditions, the ambient conditions, and the PA system.

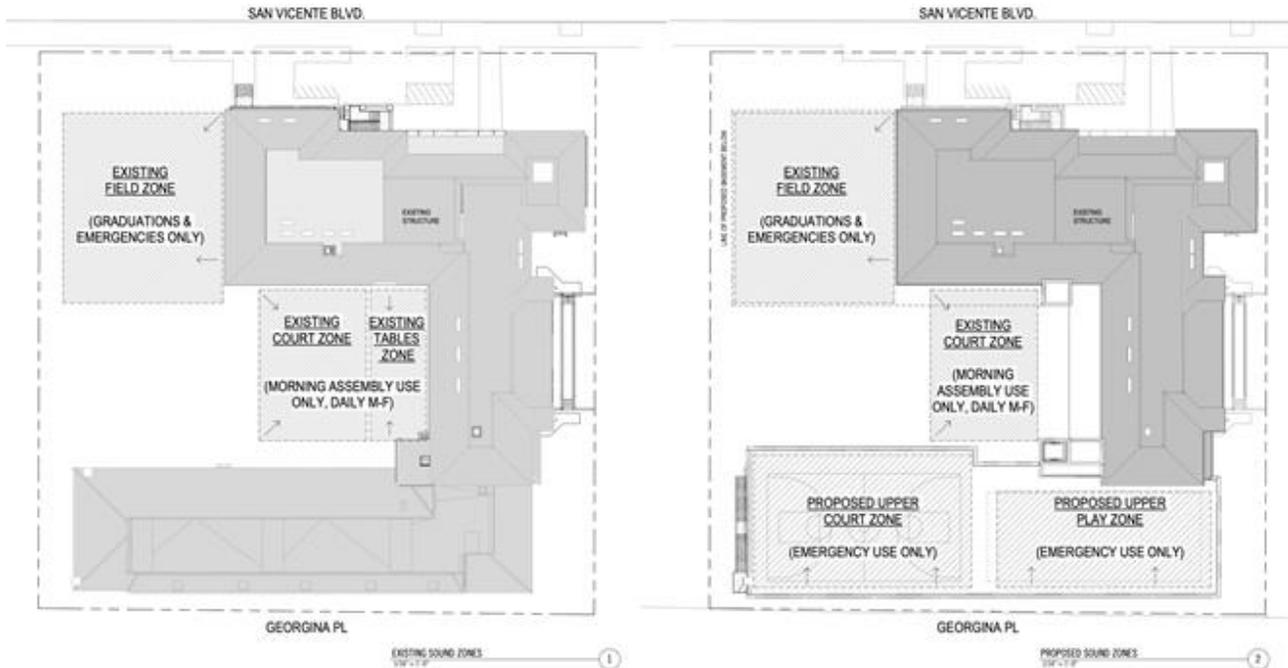
On November 6, 2019, Veneklasen measured existing playground conditions at the outdoor play areas for a continuous period of 40 minutes, which included lunch hour with outdoor playtime, encompassing two playgroups, 5th and 3rd grades followed by 6th and 4th grades. The continuous 15-minutes average for the entire playground was 76 dBA, with loudest events of 90-94 dBA measured directly with no barriers or other attenuation measures.

The noise level on the turf playfield is lower due to the open environment, foliage, and soft artificial turf groundcover, on average 72 dBA and 86-90 dBA events. Any acoustical difference in the surface, between a prior natural grass field and the current artificial turf would be negligible and generally not acoustically detectable. A minimum detectable change for exterior noise is 3 dBA and the difference between these two surfaces would be less than 3 dBA.

On November 1, 2019, Veneklasen measured the ambient conditions in the alley behind the school, which represents the closest property lines to the roof-playground area, was 44 dBA for a 15-minute period during lunchtime. Traffic noise in the alley/Georgina Place is limited, as it only serves parking spaces on the backside of the school and single and multi-family residential buildings. Since the ambient sound measured is currently below the exterior noise level allowed for residential districts of 60 dBA; the reduced 55 dBA threshold for school-related activities remains the criteria per the City Municipal Code.

On May 4, 2020, Veneklasen measured the PA system on the grounds of the school, using a news podcast broadcast over the system. The current system consists of three sets of two small wall-mounted loudspeakers. One set faces west over the current playground and is rarely used (Existing Field Zone), one set is on either side of the current lunch area and will be removed with the enclosure of the lunchroom (Existing Tables Zone), and the third set is on either side of the current basketball court (Existing Court Zone); the latter two are used for morning announcements only, with all in attendance on the court. Figure 2 displays these sound zones. Each set can be activated independently. All three were active during testing.

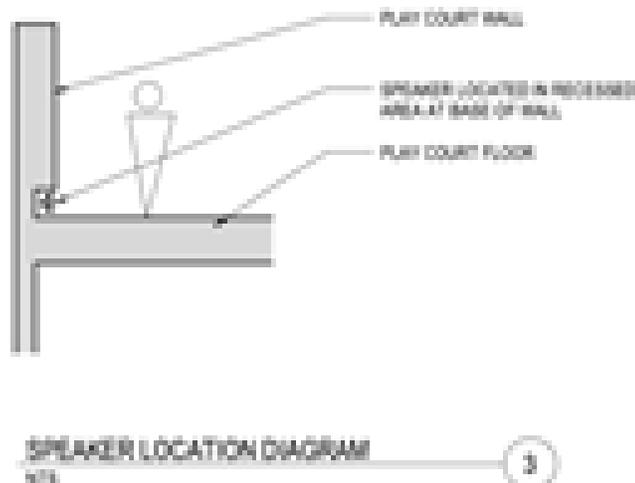
Figure 2: Sound Zones



The Tables and Court Zones ranged from 50 – 70 dBA on the court during the podcast, depending on the newscaster inflections and distance from the loudspeaker; the levels were communicated to be at a typical volume. The average noise level was 60 dBA and the loudest events were 72 dBA measured directly with no barriers or other attenuation measures.

At the time of the morning announcements, the students are not at play, so the sound level is not elevated above 55 dBA and 75 dBA, which is within the limits of the Municipal Code.

Figure 3: Rooftop Playground Speakers



4.0 ENCLOSURE AND SURFACE ANALYSIS

Upper Area

The proposed rooftop play court area will have a continuous 8 foot high perimeter enclosure for safety. When a plexiglass panel is modeled, not an open fence, it will act as a barrier for noise in addition to its safety function. Based on computer modelling, this barrier, combined with distance from the play court to the nearest residential uses, will provide suitable noise reduction to the nearby receivers including noise from the surface. Our analysis indicates absorptive panels are not required to ensure that the noise limits established by the Municipal Code for residential zones are not exceeded.

Our quantitative analysis is depicted below in Figure 4 along with the proposed plexiglass detail show in Figure 5. Sound level prediction detail is presented in Table 1: calibrated for distance from noise source and difference in elevation. Elevations match the elevations on the drawings provided by KFA Architects as closely as possible.

Figure 4: Analysis Process

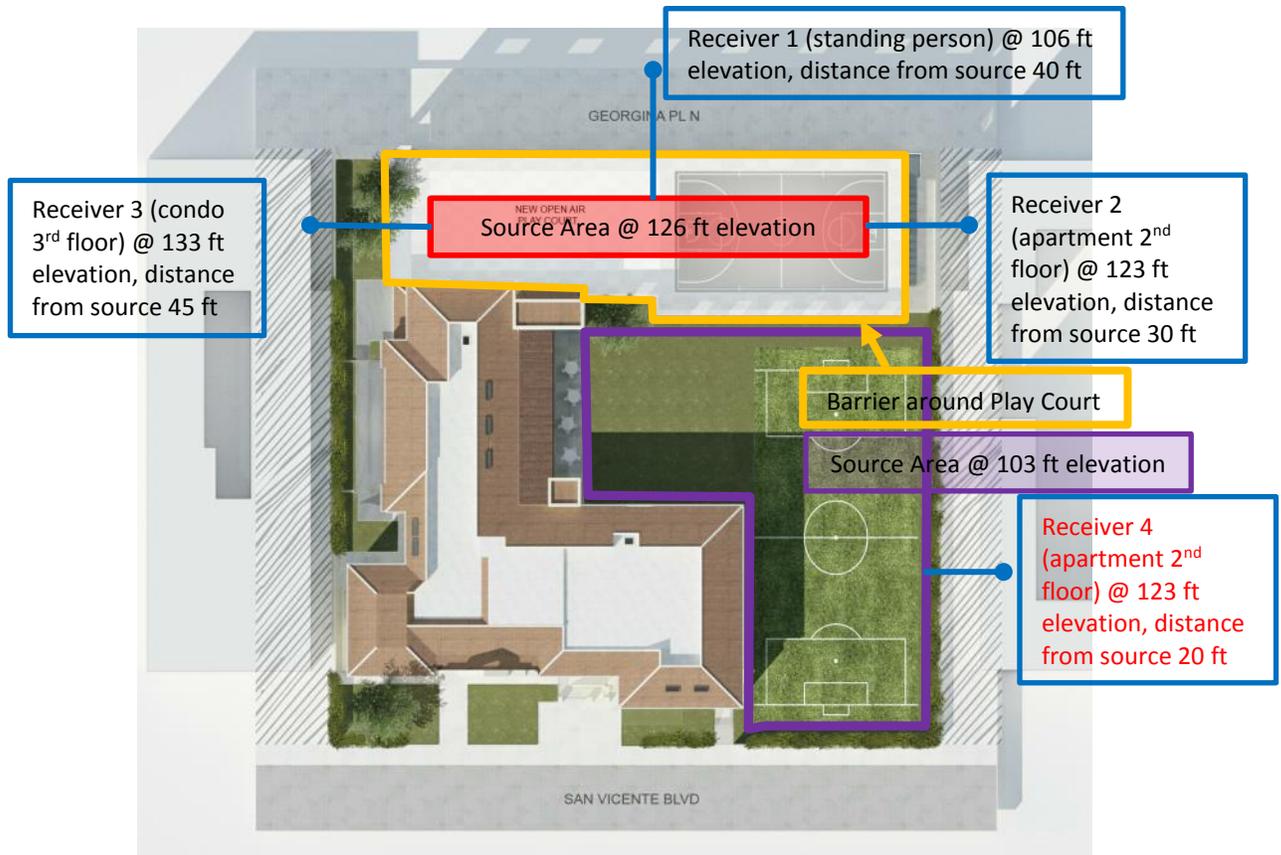
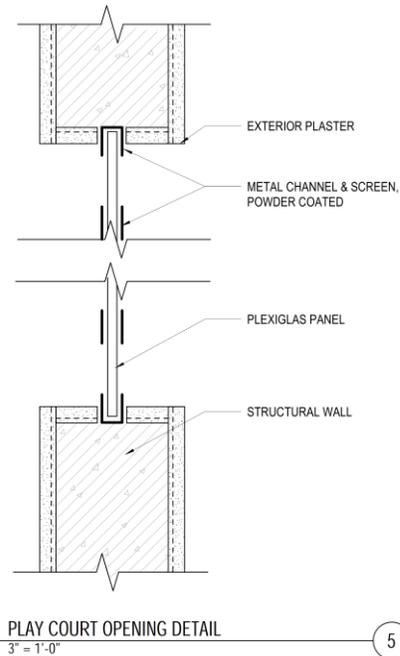


Figure 5: Proposed Plexiglass Detail

Table 1: Upper Enclosure Analysis (Typical Activity)

Receiver	Barrier Height/Elevation	Calculated Level, dBA	Code Limit, dBA	Compliance?
1	8 ft / 132 ft	34 avg / 51 max	55 avg / 75 max	Yes / Yes
2		40 avg / 57 max		Yes / Yes
3		44 avg / 61 max		Yes / Yes

With the barrier as shown and including 2 layers of plexiglass, all calculated average and maximum noise levels from activities on the proposed rooftop play court would be well within the noise limits of the Municipal Code under typical activity.

Field Area

For the field, the surrounding conditions remain. In 2000, the surface of the playfield was changed from natural grass to artificial turf, which does not produce a calculable noise effect at the property line. Therefore, the field conditions did not alter the noise at the property line. The calculation to the property line is shown in Table 2.

Table 2: Field Analysis

Receiver	Calculated Level, dBA	Code Limit, dBA	Compliance?
4 (typical activity)	54 avg / 71 max	55 avg / 75 max	Yes / Yes

5.0 RECOMMENDATIONS

Based on our analysis, a minimum solid parapet barrier as shown in Figure 4 of 8 feet around the perimeter of the rooftop play court area is recommended; Veneklasen understands that such a parapet wall is currently planned. The parapet wall can be any solid material 2 pounds per square foot (such as stucco or wood). The proposed detail shown in Figure 5 for intermittent transparency is acoustically acceptable as long as there are 2 layers of plexiglass installed; any openings for water drainage are recommended to flow interior to the campus. The plexiglass panel will be approved in the submittal process.

Based on our analysis, absorptive panels such as <https://kineticsnoise.com/knp/perforated-metal-panels.html> could be incorporated into the design of the play court walls, but are not required to remain below the noise limits established by the Municipal Code for residential districts such as this location.

6.0 CONCLUSIONS

Veneklasen analyzed the potential noise impact of the proposed play areas on adjacent sensitive receptors. Analysis included noise from children's activity and use of loudspeaker (PA) system. The Santa Monica Noise Ordinance was used to assess impact and calculate compliance. Veneklasen measured the existing ambient noise level, the sound level with the presence of children playing outdoors during typical recess and PA system use. This recess activity and PA system use constitutes comparable conditions to the proposed play areas, except that the rooftop location is elevated which establishes greater distance from most of the sensitive receptors. This collected data was then used to construct a computer model assessing the noise level of the proposed play areas at the sensitive receptors on the east, west and south. The field areas comply with the Code requirements, while the rooftop play court should be compliant if surrounded with the 8 foot high barrier of intermittent transparent plexiglass panel having two layers with detailing shown in Figure 5.

Based on study, with such a perimeter wall, the noise levels predicted for the rooftop play court area will not exceed the noise limits of Santa Monica Noise Ordinance at all sensitive receptor residential locations. In Veneklasen's professional opinion the incorporation of a described barrier that is 8 feet tall will ensure full compliance with the residential limits imposed by the Santa Monica Noise Ordinance.

Please feel free to contact us with any follow up questions or comments.

Respectfully submitted,



John LoVerde, FASA
Principal

ATTACHMENT F

Statement of Official Action
(Development Review 95-003, Conditional Use Permit 95-012, Variance 95-022,
Certification of Environmental Impact Report and Adoption of Statement of Overriding
Considerations)

438 San Vicente Boulevard



**CITY OF SANTA MONICA
PLANNING COMMISSION**

**STATEMENT OF OFFICIAL
ACTION**

PROJECT

CASE NUMBER: Development Review 95-003, Conditional Use Permit 95-012, Variance 95-022, Certification of EIR and Adoption of Statement of Overriding Consideration.

LOCATION: 424-438 San Vicente Boulevard

APPLICANT: Carlthorp School

CASE PLANNER: Laura Beck, Associate Planner

REQUEST: Approval of Development Review (DR) 95-003 application to construct a 28,923 square foot addition to an existing elementary school at 424-438 San Vicente Boulevard, Conditional Use Permit (CUP) 95-012 to operate a school in the R2 District, and Variance (VAR) 95-022 request to allow 18 parking spaces (32 tandem spaces plus 2 handicap spaces) in lieu of the 32 standard spaces required by Code, and to allow an opaque wall exceeding 42" in height in the front yard in lieu of an 8 ft. high chain link fence permitted by Code, and Certification of the EIR and Adoption of Statement of Overriding Consideration.

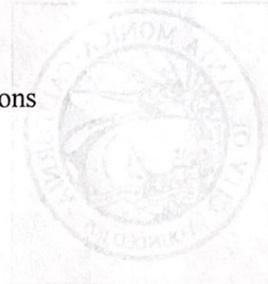
PLANNING COMMISSION ACTION

June 12, 1996 Date.

X Approved based on the following findings and subject to the conditions below.

Denied.

Other.



EFFECTIVE DATE(S) OF ACTION(S) IF NOT APPEALED:

June 27, 1996

EXPIRATION DATE(S) OF ANY PERMITS GRANTED:

June 27, 1998 (Phase I)*Development Review, Conditional Use Permit, Variance

June 27, 2001 (Phase II or III)*Development Review, Conditional Use Permit, Variance

June 27, 2006 (All Phases)*Development Review, Conditional Use Permit, Variance

* Refer to Condition #34.

LENGTH OF ANY POSSIBLE EXTENSION OF EXPIRATION DATE(S):

Any request for an extension of the expiration date must be received in the Planning and Zoning Division prior to expiration of this permit.

Three months each deadline. Development Review, Conditional Use Permit, Variance

FINDINGS:

CONDITIONAL USE PERMIT FINDINGS

1. The proposed use is one conditionally permitted within the subject district and complies with all of the applicable provisions of the "City of Santa Monica Comprehensive Land Use and Zoning Ordinance", in that a new public or private school or the expansion of existing schools is a permitted use in the R2 district with approval of a Conditional Use Permit.
2. The proposed use would not impair the integrity and character of the district in which it is to be established or located, the use has been established in this location for over 50 years and the

- project is an expansion of an existing use.
3. The subject parcel is physically suitable for the type of land use being proposed, in that one parcel is the site of the existing school and the other abuts the present school site, and in that it is a relatively flat parcel large enough to accommodate the playfield, school structures and proposed parking on-site.
 4. The proposed use is compatible with any of the land uses presently on the subject parcel if the present land uses are to remain, in that the residential apartment buildings will be demolished to accommodate the expansion of the school which is presently on one of the subject parcels.
 5. The proposed use would be compatible with existing and permissible land uses within the district and the general area in which the proposed use is to be located, in that with the conditions to mitigate potential air quality, noise and traffic impacts, the impact of the project on the neighborhood will be reduced.
 6. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety, in that the site is in a developed urban area where services are provided.
 7. Public access to the proposed use will be adequate, in that there is public transportation which directly serves the site via San Vicente Boulevard (Santa Monica Municipal Bus Line, Route 8). Vehicular access is provided from San Vicente Boulevard, all parking is provided on-site, and a restricted parking/passenger loading area is provided along the curb directly in front of the school for student drop off and pick up.
 8. The physical location or placement of the use on the site is compatible with and relates harmoniously to the surrounding neighborhood, in that the use is an expansion of an existing school which has been located at this site and has been compatible with the surrounding neighborhood for many years.
 9. The proposed use is consistent with the goals, objectives, and policies of the General Plan, in that schools are a conditionally permitted use within the R2 (Low Density Multiple Residential) District.
 10. The proposed use would not be detrimental to the public interest, health, safety, convenience, or general welfare, in that the applicant must comply with the conditions of the approval which are intended to minimize the affect of the use on adjacent neighbors.
 11. The proposed use conforms precisely to the applicable performance standards contained in Subchapter 9.04.12 and special conditions outlined in Subchapter 9.04.14 of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, in that this use does not

require a performance standard permit, but is required to meet the conditions of the Conditional Use Permit.

12. The proposed use will not result in an overconcentration of such uses in the immediate vicinity, in that the closest elementary schools are public schools which are both located more than 500 feet from the subject property.

VARIANCE FINDINGS

Parking

1. There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings, or to the intended use or development of the property that do not apply to other properties in the vicinity under an identical zoning classification, in that the project is a private elementary school.
2. The granting of such variance will not be detrimental or injurious to the property or improvements in the general vicinity and district in which the property is located, in that the project includes tandem parking spaces to accommodate the site's parking needs.
3. The strict application of the provisions of this Chapter would result in practical difficulties or unnecessary hardships, not including economic difficulties or economic hardships, in that the creation of play fields would not be feasible if additional site area were dedicated to parking.
4. The granting of a variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, or to the goals, objectives and policies of the General Plan, in that the Zoning Ordinance allows variances to parking standards if certain findings can be made, and in that the project includes two handicap spaces and 32 tandem spaces on-site, there is public transportation accessible to the subject property, and an on-street loading area will be provided for pick-up and drop-off of children.
5. The variance would not impair the integrity and character of the district in which it is to be located, in that the required number of parking spaces are provided in a tandem fashion on-site.
6. The subject site is physically suitable for the proposed variance, in that it is a previously developed parcel of level grade.
7. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed variance would not be detrimental to public health and safety, in that subject site has been previously developed and contains access to all relative infrastructure

necessary for expansion of an elementary school.

8. There will be adequate provisions for public access to serve the subject variance proposal, in that the subject site is adequately served by existing streets and alley.
9. The strict application of the provisions of Chapter 10 of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance would result in unreasonable deprivation of the use or enjoyment of the property, in that the school's expansion as proposed would be infeasible if the Zoning Ordinance were strictly enforced.

VARIANCE FINDINGS

Opaque Wall

1. There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings, or to the intended use or development of the property that do not apply to other properties in the vicinity under an identical zoning classification, in that the project is a private elementary school.
2. The granting of such variance will not be detrimental or injurious to the property or improvements in the general vicinity and district in which the property is located, in that the opaque wall is required to mitigate potential noise impacts of the project.
3. The strict application of the provisions of this Chapter would result in practical difficulties or unnecessary hardships, not including economic difficulties or economic hardships, in that an 8 foot high fence or wall is required for security of students and the permitted chain link would not provide needed sound abatement provided by the proposed opaque wall.
4. The granting of a variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, or to the goals, objectives and policies of the General Plan, in that the Zoning Ordinance allows a variance for fence height.
5. The variance would not impair the integrity and character of the district in which it is to be located, in that the opaque wall will enclose the play field and will not extend in front of the school building.
6. The subject site is physically suitable for the proposed variance, in that it is a previously developed parcel of level grade.
7. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed variance would not be detrimental to public health and safety, in that subject site has been previously developed and contains access to all relative infrastructure

necessary for expansion of an elementary school.

8. There will be adequate provisions for public access to serve the subject variance proposal, in that the subject site is adequately served by existing streets and alley.
9. The strict application of the provisions of Chapter 10 of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance would result in unreasonable deprivation of the use or enjoyment of the property, in that the school's expansion as proposed would be infeasible if the Zoning Ordinance were strictly enforced.

DEVELOPMENT REVIEW FINDINGS

1. The physical location, size, massing, and placement of proposed structures on the site and the location of proposed uses within the project are compatible with and relate harmoniously to surrounding sites and neighborhoods, in that the proposed school expansion is consistent with the scale, height, character and massing of the neighborhood.
2. The rights-of-way can accommodate autos and pedestrians, including parking and access, in that the site is served by sidewalks for pedestrians, 32 tandem parking spaces will be accessed by the rear alley, 2 handicap parking spaces will be accessed by San Vicente Boulevard, and the curb frontage is currently posted for no parking between 8:00 and 5:00 to allow for school operations.
3. The health and safety services (police, fire, etc.) and public infrastructure (e.g. utilities) are sufficient to accommodate the new development, in that the subject site is located in an urbanized area adequately served by existing infrastructure.
4. Any on-site provision of housing or parks and public open space, which are part of the required project mitigation measures required in Subchapter 5G of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, satisfactorily meet the goals of the mitigation program, in that the project is exempt based on the fact the project will not result in the construction of new office area.
5. The project is generally consistent with the Municipal Code and General Plan, in that the General Plan and Municipal Code permit elementary schools in multi-family residential areas and the project complies with all applicable standards.

CONDITIONS:

Plans

1. This approval is for those plans dated July 27, 1995 a copy of which shall be maintained in the

files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.

2.The Plans shall comply with all other provisions of Chapter 1, Article IX of the Municipal Code, (Zoning Ordinance) and all other pertinent ordinances and General Plan policies of the City of Santa Monica.

3.Final parking lot layout and specifications shall be subject to the review and approval of the Parking and Traffic Engineer.

4.Minor amendments to the plans shall be subject to approval by the Director of Planning. A significant change in the approved concept shall be subject to Planning Commission Review. Construction shall be in conformance with the plans submitted or as modified by the Planning Commission, Architectural Review Board or Director of Planning.

Architectural Review Board

5.Prior to consideration of the project by the Architectural Review Board, the applicant shall review disabled access requirements with the Building and Safety Division and make any necessary changes in the project design to achieve compliance with such requirements. The Architectural Review Board, in its review, shall pay particular attention to the aesthetic, landscaping, and setback impacts of any ramps or other features necessitated by accessibility requirements.

6.Prior to submittal of landscape plans for Architectural Review Board approval, the applicant shall contact the Department of General Services regarding urban runoff plans and calculations.

7.Construction period signage shall be subject to the approval of the Architectural Review Board.

8.Plans for final design, landscaping, screening, trash enclosures, and signage shall be subject to review and approval by the Architectural Review Board.

9.The Architectural Review Board, in its review, shall pay particular attention to the project's pedestrian orientation and amenities; scale and articulation of design elements; exterior colors, textures and materials; window treatment; glazing; and landscaping.

10. Landscaping plans shall comply with Subchapter 5B (Landscaping Standards) of the zoning ordinance including use of water-conserving landscaping materials, landscape maintenance and other standards contained in the Subchapter.

11.Refuse areas, storage areas and mechanical equipment shall be screened in accordance with SMMC

Section 9.04.10.02.130-9.04.10.02.150. Refuse areas shall be of a size adequate to meet on-site need, including recycling. The Architectural Review Board in its review shall pay particular attention to the screening of such areas and equipment. Any rooftop mechanical equipment shall be minimized in height and area, and shall be located in such a way as to minimize noise and visual impacts to surrounding properties. Unless otherwise approved by the Architectural Review Board, rooftop mechanical equipment shall be located at least five feet from the edge of the roof. Except for solar hot water heaters, no residential water heaters shall be located on the roof.

Demolition

12. Until such time as the demolition is undertaken, and unless the structure is currently in use, the existing structure shall be maintained and secured by boarding up all openings, erecting a security fence, and removing all debris, bushes and planting that inhibit the easy surveillance of the property to the satisfaction of the Building and Safety Officer and the Fire Department. Any landscaping material remaining shall be watered and maintained until demolition occurs.
13. Immediately after demolition (and during construction), a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc.
14. Prior to issuance of a demolition permit, applicant shall prepare for Building Division approval a rodent and pest control plan to ensure that demolition and construction activities at the site do not create pest control impacts on the project neighborhood.

Construction

15. Unless otherwise approved by the Department of Environmental and Public Works Management, all sidewalks shall be kept clear and passable during the grading and construction phase of the project.
16. Sidewalks, curbs, gutters, paving and driveways which need replacing or removal as a result of the project as determined by the Department of Environmental and Public Works Management shall be reconstructed to the satisfaction of the Department of Environmental and Public Works Management. Approval for this work shall be obtained from the Department of Environmental and Public Works Management prior to issuance of the building permits.
17. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
18. Street trees shall be maintained, relocated or provided as required in a manner consistent with

the City's Tree Code (Ord. 1242 CCS), per the specifications of the Community and Cultural Services Department and the Department of Environmental and Public Works Management. No street tree shall be removed without the approval of the Community and Cultural Services Department.

19.A construction period mitigation plan shall be prepared by the applicant for approval by the Department of Environmental and Public Works Management prior to issuance of a building permit. The approved mitigation plan shall be posted on the construction site for the duration of the project construction and shall be produced upon request. As applicable, this plan shall 1) Specify the names, addresses, telephone numbers and business license numbers of all contractors and subcontractors as well as the developer and architect; 2) Describe how demolition of any existing structures is to be accomplished; 3) Indicate where any cranes are to be located for erection/construction; 4) Describe how much of the public street, alleyway, or sidewalk is proposed to be used in conjunction with construction; 5) Set forth the extent and nature of any pile-driving operations; 6) Describe the length and number of any tiebacks which must extend under the property of other persons; 7) Specify the nature and extent of any dewatering and its effect on any adjacent buildings; 8) Describe anticipated construction-related truck routes, number of truck trips, hours of hauling and parking location; 9) Specify the nature and extent of any helicopter hauling; 10) State whether any construction activity beyond normally permitted hours is proposed; 11) Describe any proposed construction noise mitigation measures; 12) Describe construction-period security measures including any fencing, lighting, and security personnel; 13) Provide a drainage plan; 14) Provide a construction-period parking plan which shall minimize use of public streets for parking; 15) List a designated on-site construction manager.

20.A sign shall be posted on the property in a manner consistent with the public hearing sign requirements which shall identify the address and phone number of the owner and/or applicant for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.

21.A copy of these conditions shall be posted in an easily visible and accessible location at all times during construction at the project site. The pages shall be laminated or otherwise protected to ensure durability of the copy.

Environmental Mitigation

22.Ultra-low flow plumbing fixtures are required on all new development and remodeling where plumbing is to be added. (Maximum 1.6 gallon toilets and 1.0 gallon urinals and low flow shower head.) Automatic shutoff faucets shall be installed on all sinks unless otherwise approved by the Environmental and Public Works Management Department.

23. To mitigate solid waste impacts, prior to issuance of a Certificate of Occupancy, project owner shall submit a recycling plan to the Department of Environmental and Public Works Management for its approval. The recycling plan shall include 1) list of materials such as white paper, computer paper, metal cans, and glass to be recycled; 2) location of recycling bins; 3) designated recycling coordinator; 4) nature and extent of internal and external pick-up service; 5) pick-up schedule; 6) plan to inform tenants/ occupants of service.

Miscellaneous Conditions

24. The building address shall be painted on the roof of the building and shall measure four feet by eight feet (32 square feet).

25. The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.

26. If any archaeological remains are uncovered during excavation or construction, work in the affected area shall be suspended and a recognized specialist shall be contacted to conduct a survey of the affected area at project's owner's expense. A determination shall then be made by the Director of Planning to determine the significance of the survey findings and appropriate actions and requirements, if any, to address such findings.

27. Street and/or alley lighting shall be provided on public rights-of-way adjacent to the project if and as needed per the specifications and with the approval of the Department of Environmental and Public Works Management.

28. Mechanical equipment shall not be located on the side of any building which is adjacent to a residential building on the adjoining lot. Roof locations may be used when the mechanical equipment is installed within a soundrated parapet enclosure.

29. Final approval of any mechanical equipment installation will require a noise test in compliance with SMMC section 4.12.040. Equipment for the test shall be provided by the owner or contractor and the test shall be conducted by the owner or contractor. A copy of the noise test results on mechanical equipment shall be submitted to the Community Noise officer for review to ensure that noise levels do not exceed maximum allowable levels for the applicable noise zone.

30. Final building plans submitted for approval of a building permit shall include on the plans a list of all permanent mechanical equipment to be placed outdoors and all permanent mechanical equipment to be placed indoors which may be heard outdoors.

Validity of Permits

31. In the event permittee violates or fails to comply with any conditions of approval of this permit,

no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

32. Within ten days of Planning Division transmittal of the Statement of Official Action, project applicant shall sign and return a copy of the Statement of Official Action prepared by the Planning Division, agreeing to the Conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. By signing same, applicant shall not thereby waive any legal rights applicant may possess regarding said conditions. The signed Statement shall be returned to the Planning Division. Failure to comply with this condition shall constitute grounds for potential permit revocation.
33. This determination shall not become effective for a period of fourteen days from the date of determination or, if appealed, until a final determination is made on the appeal. Any appeal must be made in the form required by the Zoning Administrator. The approval of this permit shall expire two years from the permit's effective date, unless a building permit for Phase I (i.e. the westerly playfield, front yard and temporary parking) has been obtained and the Phase I improvements are completed prior to five years from the permit's effective date. Furthermore, the approval of this permit shall expire five years from the permit's effective date ("Second Expiration Date") unless a building permit for Phase II (i.e. the East Wing building, interior multi-purpose playcourt, kindergarten playcourt, and North Wing renovation) or Phase III (i.e. the North Wing addition and partial renovation) has been obtained prior to this Second Expiration Date, and the Phase II or III improvements have been completed prior to the required initiation of the final phase. Furthermore, the approval of this permit shall expire ten years from the permit's effective date unless building permits for all remaining phases of construction have been obtained. One three-month extension of each deadline for obtaining a building permit may be permitted if approved by the Director of Planning and Community Development. Applicant is on notice that time extensions may not be granted if development standards relevant to the project have become more restrictive since project approval. If building permits required to complete any phase lapse prior to the deadline for initiating the next relevant phase, the overall approval shall expire.

Special Conditions

34. Pursuant to Ordinance 1589 (CCS), prior to receipt of the final permit necessary to demolish, convert, or otherwise remove controlled rental units from the housing market, the owner of the property shall first secure a removal permit under Section 1803(t), an exemption determination, an approval of a vested rights claim from the Rent Control Board, or have withdrawn the controlled rental units pursuant to the provisions of the Ellis Act.
35. Prior to obtaining a building permit, the applicant must provide proof of the consolidation of the two existing parcels or record a lot tie agreement.

36. Except as necessitated by Condition Nos. 58 and 59, the project shall comply with the Xeriscape Ordinance, prior to submittal to Architecture Review Board. Any additional modifications permitted by code are subject to approval by the Architecture Review Board.
37. Prior to issuance of a building permit, the applicant shall obtain approval of the temporary parking plan from the City's Parking and Traffic Engineer.
38. The project applicant shall be required to submit a staging and haul route plan to the City for approval prior to beginning each phase of grading, excavation and construction, demonstrating that trucks will minimize use of residential streets as routes to the extent reasonably feasible during all phases of construction.
39. The project applicant shall continue to utilize the organized operational system for student pick-up and drop-off, and continue to emphasize carpooling as much as possible. Prior to issuance of a Certificate of Occupancy, the applicant shall obtain approval of the site circulation, student drop-off and pick-up and student pedestrian safety plans from the City's Parking and Traffic Engineer.
40. The San Vicente Boulevard curb frontage is currently posted for no parking between 8:00 AM to 5:00 PM to allow for school operations. If approved by the City's Parking and Traffic Engineer, that restriction shall be expanded to include the entire street frontage along the expanded school.
41. Prior to issuance of grading permits, the project proponent shall demonstrate to the City of Santa Monica the actions that will be taken to comply with SCAQMD Rule 402, which requires that there be no dust impacts off-site sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures could include moistening soil prior to grading, daily watering of exposed surfaces or treating with soil conditioner to stabilize the soil; washing truck tires and covering loads of dirt transported off-site; cessation of grading during periods of high winds over 25 miles per hour, and paving, coating or seeding graded areas at the earliest possible time after soil disturbance.
42. All construction equipment shall be maintained in peak operating condition so as to reduce operational emissions.
43. Equipment shall use low-sulfur diesel fuel.
44. Electric equipment shall be used to the maximum extent feasible.
45. Trucks shall limit idling.
46. Construction contractors for the project shall operate construction equipment and phase

- development to minimize equipment exhaust.
47. Construction equipment shall not be operated during first and second stage smog alerts.
 48. Compliance with or exceedance of energy efficiency standards mandated in the California Code of Regulations would reduce stationary emissions from the proposed project.
 49. Shield second story windows of living and sleeping areas on the apartment building to the west by replacing the existing glazing with 1/4 inch laminated glass or with any glazing having a Sound Transmission Class (STC) of 33 or greater. Shield first story windows with glazing having an STC rating of 27 or greater.
 50. Haul truck routes and construction staging areas shall minimize use of residential streets to the extent reasonably feasible.
 51. Construction contracts shall require project contractors to use power construction equipment with noise shielding and muffling devices ("quieted equipment") to the maximum extent feasible.
 52. Demolition and construction activities shall be limited to between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday. These activities shall be prohibited Sundays and holidays specified in Santa Monica Municipal Code Sections 4.12.130 and 4.12.140.
 53. Quietest options for construction activities and equipment shall be used whenever practicable. For example, riveting should be replaced by welding and diesel equipment by electric.
 54. The minimum equipment necessary to perform each task shall be present on the site at any time.
 55. Noise barriers or enclosures shall be erected around active construction sites and equipment. If this is not possible, barriers shall be erected between construction activities and adjacent residences.
 56. The project applicant shall continue its existing operational practice of staggering recess and play times by grade levels in order to minimize the opportunity for large groups of children to cause potential annoyance noise (yelling and loud play).
 57. The project applicant shall disperse play groups as much as possible to disperse noise sources.
 58. Landscape school perimeters with tall trees and heavily vegetated shrubs to block the view from residential areas to play areas.
 59. The large playfield to the west on the expanded school campus shall be landscaped with grass, rather than hard surface material, to absorb sound as shown on the plans dated July 27, 1995.
 60. The project applicant shall construct a 6'6"-high acoustical barrier at the west and east play area

property lines in conjunction with the development of the play areas. This barrier may consist of a masonry wall; solid, sealed, and possibly plastered wood stud wall; or solid material having a minimum density of 4 pounds per square foot of face weight. These materials are specified in the analyses prepared for this project. The project applicant shall construct a temporary 8.0'-high acoustical barrier at the south end of the play field to remain until construction of the new south wing building. This barrier may consist of a masonry wall; solid, sealed, and possibly plastered wood stud wall; or solid material having a minimum density of 4 pounds per square foot of face weight.

61. The front yard fence shall be constructed and landscaping installed and maintained so as not to obstruct a clear view through the fence.

Monitoring of Conditions

62. Pursuant to the requirements of Public Resources Code Section 21081.6, the Planning and Zoning Division will coordinate a monitoring and reporting program regarding any required changes to the project made in conjunction with project approval and any conditions of approval, including those conditions intended to mitigate or avoid significant effects on the environment. This program shall include, but is not limited to, ensuring that the Planning Division itself and other City divisions and departments such as the Building Division, the Environmental and Public Works Management Department, the Fire Department, the Police Department, the Community and Economic Development Department and the Finance Department are aware of project requirements which must be satisfied prior to issuance of a Building Permit, Certificate of Occupancy, or other permit, and that other responsible agencies are also informed of conditions relating to their responsibilities. Project owner shall demonstrate compliance with conditions of approval in a written report submitted to the Planning Director and Building Officer prior to issuance of a Building Permit or Certificate of Occupancy, and, as applicable, provide periodic reports regarding compliance with such conditions.

VOTE

Ayes: Bradley, Breisch, Gruber, Moench, Parlee, Zinner

Nays:

Abstain:

Absent: Weremiuk

NOTICE

If this is a final decision not subject to further appeal under the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

I hereby certify that this Statement of Official Action accurately reflects the final determination of the Planning Commission of the City of Santa Monica.

signaturedate

Kenneth Breisch, Chairperson

I hereby agree to the above conditions of approval and acknowledge that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval.

Applicant's Signature

Print Name and Title

f:\plan\share\pc\stoas\dr95003
rev: 9/95

ATTACHMENT G

Annotated Statement of Official Action
(Development Review 95-003, Conditional Use Permit 95-012, Variance 95-022,
Certification of Environmental Impact Report and Adoption of Statement of Overriding
Considerations)

438 San Vicente Boulevard



**CITY OF SANTA MONICA
PLANNING COMMISSION**

**STATEMENT OF OFFICIAL
ACTION**

PROJECT

CASE NUMBER: Development Review 95-003, Conditional Use Permit 95-012, Variance 95-022, Certification of EIR and Adoption of Statement of Overriding Consideration.

LOCATION: 424-438 San Vicente Boulevard

APPLICANT: Carlthorp School

CASE PLANNER: Laura Beck, Associate Planner

REQUEST: Approval of Development Review (DR) 95-003 application to construct a 28,923 square foot addition to an existing elementary school at 424-438 San Vicente Boulevard, Conditional Use Permit (CUP) 95-012 to operate a school in the R2 District, and Variance (VAR) 95-022 request to allow 18 parking spaces (32 tandem spaces plus 2 handicap spaces) in lieu of the 32 standard spaces required by Code, and to allow an opaque wall exceeding 42" in height in the front yard in lieu of an 8 ft. high chain link fence permitted by Code, and Certification of the EIR and Adoption of Statement of Overriding Consideration.

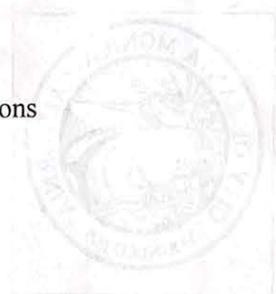
PLANNING COMMISSION ACTION

June 12, 1996 Date.

X Approved based on the following findings and subject to the conditions below.

Denied

Other



EFFECTIVE DATE(S) OF ACTION(S) IF NOT APPEALED:

June 27, 1996

EXPIRATION DATE(S) OF ANY PERMITS GRANTED:

June 27, 1998 (Phase I)*Development Review, Conditional Use Permit, Variance

June 27, 2001 (Phase II or III)*Development Review, Conditional Use Permit, Variance

June 27, 2006 (All Phases)*Development Review, Conditional Use Permit, Variance

* Refer to Condition #34.

LENGTH OF ANY POSSIBLE EXTENSION OF EXPIRATION DATE(S):

Any request for an extension of the expiration date must be received in the Planning and Zoning Division prior to expiration of this permit.

~~Three months each deadline~~ Development Review, Conditional Use Permit, Variance

FINDINGS:

CONDITIONAL USE PERMIT FINDINGS

1. The proposed use is one conditionally permitted within the subject district and complies with all of the applicable provisions of the "City of Santa Monica Comprehensive Land Use and Zoning Ordinance", in that a new public or private school or the expansion of existing schools is a permitted use in the R2 district with approval of a Conditional Use Permit.
2. The proposed use would not impair the integrity and character of the district in which it is to be established or located, the use has been established in this location for over 50 years and the

- project is an expansion of an existing use.
3. The subject parcel is physically suitable for the type of land use being proposed, in that one parcel is the site of the existing school and the other abuts the present school site, and in that it is a relatively flat parcel large enough to accommodate the playfield, school structures and proposed parking on-site.
 4. The proposed use is compatible with any of the land uses presently on the subject parcel if the present land uses are to remain, in that the residential apartment buildings will be demolished to accommodate the expansion of the school which is presently on one of the subject parcels.
 5. The proposed use would be compatible with existing and permissible land uses within the district and the general area in which the proposed use is to be located, in that with the conditions to mitigate potential air quality, noise and traffic impacts, the impact of the project on the neighborhood will be reduced.
 6. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety, in that the site is in a developed urban area where services are provided.
 7. Public access to the proposed use will be adequate, in that there is public transportation which directly serves the site via San Vicente Boulevard (Santa Monica Municipal Bus Line, Route 8). Vehicular access is provided from San Vicente Boulevard, all parking is provided on-site, and a restricted parking/passenger loading area is provided along the curb directly in front of the school for student drop off and pick up.
 8. The physical location or placement of the use on the site is compatible with and relates harmoniously to the surrounding neighborhood, in that the use is an expansion of an existing school which has been located at this site and has been compatible with the surrounding neighborhood for many years.
 9. The proposed use is consistent with the goals, objectives, and policies of the General Plan, in that schools are a conditionally permitted use within the R2 (Low Density Multiple Residential) District.
 10. The proposed use would not be detrimental to the public interest, health, safety, convenience, or general welfare, in that the applicant must comply with the conditions of the approval which are intended to minimize the affect of the use on adjacent neighbors.
 11. The proposed use conforms precisely to the applicable performance standards contained in Subchapter 9.04.12 and special conditions outlined in Subchapter 9.04.14 of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, in that this use does not

require a performance standard permit, but is required to meet the conditions of the Conditional Use Permit.

12. The proposed use will not result in an overconcentration of such uses in the immediate vicinity, in that the closest elementary schools are public schools which are both located more than 500 feet from the subject property.

VARIANCE FINDINGS

Parking

1. There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings, or to the intended use or development of the property that do not apply to other properties in the vicinity under an identical zoning classification, in that the project is a private elementary school.
2. The granting of such variance will not be detrimental or injurious to the property or improvements in the general vicinity and district in which the property is located, in that the project includes tandem parking spaces to accommodate the site's parking needs.
3. The strict application of the provisions of this Chapter would result in practical difficulties or unnecessary hardships, not including economic difficulties or economic hardships, in that the creation of play fields would not be feasible if additional site area were dedicated to parking.
4. The granting of a variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, or to the goals, objectives and policies of the General Plan, in that the Zoning Ordinance allows variances to parking standards if certain findings can be made, and in that the project includes two handicap spaces and 32 tandem spaces on-site, there is public transportation accessible to the subject property, and an on-street loading area will be provided for pick-up and drop-off of children.
5. The variance would not impair the integrity and character of the district in which it is to be located, in that the required number of parking spaces are provided in a tandem fashion on-site.
6. The subject site is physically suitable for the proposed variance, in that it is a previously developed parcel of level grade.
7. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed variance would not be detrimental to public health and safety, in that subject site has been previously developed and contains access to all relative infrastructure

necessary for expansion of an elementary school.

8. There will be adequate provisions for public access to serve the subject variance proposal, in that the subject site is adequately served by existing streets and alley.
9. The strict application of the provisions of Chapter 10 of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance would result in unreasonable deprivation of the use or enjoyment of the property, in that the school's expansion as proposed would be infeasible if the Zoning Ordinance were strictly enforced.

VARIANCE FINDINGS

Opaque Wall

1. There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings, or to the intended use or development of the property that do not apply to other properties in the vicinity under an identical zoning classification, in that the project is a private elementary school.
2. The granting of such variance will not be detrimental or injurious to the property or improvements in the general vicinity and district in which the property is located, in that the opaque wall is required to mitigate potential noise impacts of the project.
3. The strict application of the provisions of this Chapter would result in practical difficulties or unnecessary hardships, not including economic difficulties or economic hardships, in that an 8 foot high fence or wall is required for security of students and the permitted chain link would not provide needed sound abatement provided by the proposed opaque wall.
4. The granting of a variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, or to the goals, objectives and policies of the General Plan, in that the Zoning Ordinance allows a variance for fence height.
5. The variance would not impair the integrity and character of the district in which it is to be located, in that the opaque wall will enclose the play field and will not extend in front of the school building.
6. The subject site is physically suitable for the proposed variance, in that it is a previously developed parcel of level grade.
7. There are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed variance would not be detrimental to public health and safety, in that subject site has been previously developed and contains access to all relative infrastructure

necessary for expansion of an elementary school.

8. There will be adequate provisions for public access to serve the subject variance proposal, in that the subject site is adequately served by existing streets and alley.
9. The strict application of the provisions of Chapter 10 of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance would result in unreasonable deprivation of the use or enjoyment of the property, in that the school's expansion as proposed would be infeasible if the Zoning Ordinance were strictly enforced.

DEVELOPMENT REVIEW FINDINGS

1. The physical location, size, massing, and placement of proposed structures on the site and the location of proposed uses within the project are compatible with and relate harmoniously to surrounding sites and neighborhoods, in that the proposed school expansion is consistent with the scale, height, character and massing of the neighborhood.
2. The rights-of-way can accommodate autos and pedestrians, including parking and access, in that the site is served by sidewalks for pedestrians, 32 tandem parking spaces will be accessed by the rear alley, 2 handicap parking spaces will be accessed by San Vicente Boulevard, and the curb frontage is currently posted for no parking between 8:00 and 5:00 to allow for school operations.
3. The health and safety services (police, fire, etc.) and public infrastructure (e.g. utilities) are sufficient to accommodate the new development, in that the subject site is located in an urbanized area adequately served by existing infrastructure.
4. Any on-site provision of housing or parks and public open space, which are part of the required project mitigation measures required in Subchapter 5G of the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, satisfactorily meet the goals of the mitigation program, in that the project is exempt based on the fact the project will not result in the construction of new office area.
5. The project is generally consistent with the Municipal Code and General Plan, in that the General Plan and Municipal Code permit elementary schools in multi-family residential areas and the project complies with all applicable standards.

CONDITIONS:

Plans

1. This approval is for those plans dated July 27, 1995 a copy of which shall be maintained in the

files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval. **Completed.**

2. The Plans shall comply with all other provisions of Chapter 1, Article IX of the Municipal Code, (Zoning Ordinance) and all other pertinent ordinances and General Plan policies of the City of Santa Monica. **Yes.**

3. Final parking lot layout and specifications shall be subject to the review and approval of the Parking and Traffic Engineer. **Completed.**

4. Minor amendments to the plans shall be subject to approval by the Director of Planning. A significant change in the approved concept shall be subject to Planning Commission Review. Construction shall be in conformance with the plans submitted or as modified by the Planning Commission, Architectural Review Board or Director of Planning. **Construction completed and C of O issued.**

Architectural Review Board

5. Prior to consideration of the project by the Architectural Review Board, the applicant shall review disabled access requirements with the Building and Safety Division and make any necessary changes in the project design to achieve compliance with such requirements. The Architectural Review Board, in its review, shall pay particular attention to the aesthetic, landscaping, and setback impacts of any ramps or other features necessitated by accessibility requirements. **Completed.**

6. Prior to submittal of landscape plans for Architectural Review Board approval, the applicant shall contact the Department of General Services regarding urban runoff plans and calculations. **Performed.**

7. Construction period signage shall be subject to the approval of the Architectural Review Board. **Done; no longer applicable.**

8. Plans for final design, landscaping, screening, trash enclosures, and signage shall be subject to review and approval by the Architectural Review Board. **Completed.**

9. The Architectural Review Board, in its review, shall pay particular attention to the project's pedestrian orientation and amenities; scale and articulation of design elements; exterior colors, textures and materials; window treatment; glazing; and landscaping. **All City review completed.**

10. Landscaping plans shall comply with Subchapter 5B (Landscaping Standards) of the zoning ordinance including use of water-conserving landscaping materials, landscape maintenance and other standards contained in the Subchapter. **Satisfied.**

11. Refuse areas, storage areas and mechanical equipment shall be screened in accordance with SMMC

Section 9.04.10.02.130-9.04.10.02.150. Refuse areas shall be of a size adequate to meet on-site need, including recycling. The Architectural Review Board in its review shall pay particular attention to the screening of such areas and equipment. Any rooftop mechanical equipment shall be minimized in height and area, and shall be located in such a way as to minimize noise and visual impacts to surrounding properties. Unless otherwise approved by the Architectural Review Board, rooftop mechanical equipment shall be located at least five feet from the edge of the roof. Except for solar hot water heaters, no residential water heaters shall be located on the roof. **Refuse area is enclosed by a block wall. RRR is requesting further changes during preliminary review of the pending application. Mechanical equipment in compliance. Residential water heaters would not apply to this school building.**

Demolition

12. Until such time as the demolition is undertaken, and unless the structure is currently in use, the existing structure shall be maintained and secured by boarding up all openings, erecting a security fence, and removing all debris, bushes and planting that inhibit the easy surveillance of the property to the satisfaction of the Building and Safety Officer and the Fire Department. Any landscaping material remaining shall be watered and maintained until demolition occurs. **No longer applicable.**
13. Immediately after demolition (and during construction), a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc. **No longer applicable.**
14. Prior to issuance of a demolition permit, applicant shall prepare for Building Division approval a rodent and pest control plan to ensure that demolition and construction activities at the site do not create pest control impacts on the project neighborhood. **No longer applicable.**

Construction

15. Unless otherwise approved by the Department of Environmental and Public Works Management, all sidewalks shall be kept clear and passable during the grading and construction phase of the project. **No longer applicable.**
16. Sidewalks, curbs, gutters, paving and driveways which need replacing or removal as a result of the project as determined by the Department of Environmental and Public Works Management shall be reconstructed to the satisfaction of the Department of Environmental and Public Works Management. Approval for this work shall be obtained from the Department of Environmental and Public Works Management prior to issuance of the building permits. **Completed.**
17. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions. **No longer applicable until commencement of new construction.**
18. Street trees shall be maintained, relocated or provided as required in a manner consistent with

the City's Tree Code (Ord. 1242 CCS), per the specifications of the Community and Cultural Services Department and the Department of Environmental and Public Works Management. No street tree shall be removed without the approval of the Community and Cultural Services Department. **Complied.**

19.A construction period mitigation plan shall be prepared by the applicant for approval by the Department of Environmental and Public Works Management prior to issuance of a building permit. The approved mitigation plan shall be posted on the construction site for the duration of the project construction and shall be produced upon request. As applicable, this plan shall 1) Specify the names, addresses, telephone numbers and business license numbers of all contractors and subcontractors as well as the developer and architect; 2) Describe how demolition of any existing structures is to be accomplished; 3) Indicate where any cranes are to be located for erection/construction; 4) Describe how much of the public street, alleyway, or sidewalk is proposed to be used in conjunction with construction; 5) Set forth the extent and nature of any pile-driving operations; 6) Describe the length and number of any tiebacks which must extend under the property of other persons; 7) Specify the nature and extent of any dewatering and its effect on any adjacent buildings; 8) Describe anticipated construction-related truck routes, number of truck trips, hours of hauling and parking location; 9) Specify the nature and extent of any helicopter hauling; 10) State whether any construction activity beyond normally permitted hours is proposed; 11) Describe any proposed construction noise mitigation measures; 12) Describe construction-period security measures including any fencing, lighting, and security personnel; 13) Provide a drainage plan; 14) Provide a construction-period parking plan which shall minimize use of public streets for parking; 15) List a designated on-site construction manager. **No longer applicable.**

20.A sign shall be posted on the property in a manner consistent with the public hearing sign requirements which shall identify the address and phone number of the owner and/or applicant for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work. **No longer applicable.**

21.A copy of these conditions shall be posted in an easily visible and accessible location at all times during construction at the project site. The pages shall be laminated or otherwise protected to ensure durability of the copy. **No longer applicable.**

Environmental Mitigation

22.Ultra-low flow plumbing fixtures are required on all new development and remodeling where plumbing is to be added. (Maximum 1.6 gallon toilets and 1.0 gallon urinals and low flow shower head.) Automatic shutoff faucets shall be installed on all sinks unless otherwise approved by the Environmental and Public Works Management Department. **Completed.**

23. To mitigate solid waste impacts, prior to issuance of a Certificate of Occupancy, project owner shall submit a recycling plan to the Department of Environmental and Public Works Management for its approval. The recycling plan shall include 1) list of materials such as white paper, computer paper, metal cans, and glass to be recycled; 2) location of recycling bins; 3) designated recycling coordinator; 4) nature and extent of internal and external pick-up service; 5) pick-up schedule; 6) plan to inform tenants/ occupants of service. **Applicant continues to implement recycling practices.**

Miscellaneous Conditions

24. The building address shall be painted on the roof of the building and shall measure four feet by eight feet (32 square feet). **Complies.**

25. The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions. **Ongoing compliance, as confirmed by no record of complaints to Code Enforcement. School has been located in this location for nearly 80 years and endeavors to be a good neighbor at all times.***

26. If any archaeological remains are uncovered during excavation or construction, work in the affected area shall be suspended and a recognized specialist shall be contacted to conduct a survey of the affected area at project's owner's expense. A determination shall then be made by the Director of Planning to determine the significance of the survey findings and appropriate actions and requirements, if any, to address such findings. **No longer applicable.**

27. Street and/or alley lighting shall be provided on public rights-of-way adjacent to the project if and as needed per the specifications and with the approval of the Department of Environmental and Public Works Management. **Complied with any prior PW requirements.**

28. Mechanical equipment shall not be located on the side of any building which is adjacent to a residential building on the adjoining lot. Roof locations may be used when the mechanical equipment is installed within a soundrated parapet enclosure. **All rooftop mechanical equipment is concealed behind parapets.**

29. Final approval of any mechanical equipment installation will require a noise test in compliance with SMMC section 4.12.040. Equipment for the test shall be provided by the owner or contractor and the test shall be conducted by the owner or contractor. A copy of the noise test results on mechanical equipment shall be submitted to the Community Noise officer for review to ensure that noise levels do not exceed maximum allowable levels for the applicable noise zone. **Documentation of this should be contained in City files.**

30. Final building plans submitted for approval of a building permit shall include on the plans a list of all permanent mechanical equipment to be placed outdoors and all permanent mechanical equipment to be placed indoors which may be heard outdoors. **Completed prior to issuance of building permits.**

Validity of Permits

31. In the event permittee violates or fails to comply with any conditions of approval of this permit,

no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied. **No orders to comply or notices of violation.**

32. Within ten days of Planning Division transmittal of the Statement of Official Action, project applicant shall sign and return a copy of the Statement of Official Action prepared by the Planning Division, agreeing to the Conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. By signing same, applicant shall not thereby waive any legal rights applicant may possess regarding said conditions. The signed Statement shall be returned to the Planning Division. Failure to comply with this condition shall constitute grounds for potential permit revocation. **Evidence of compliance should be found in City files.**

33. This determination shall not become effective for a period of fourteen days from the date of determination or, if appealed, until a final determination is made on the appeal. Any appeal must be made in the form required by the Zoning Administrator. The approval of this permit shall expire two years from the permit's effective date, unless a building permit for Phase I (i.e. the westerly playfield, front yard and temporary parking) has been obtained and the Phase I improvements are completed prior to five years from the permit's effective date. Furthermore, the approval of this permit shall expire five years from the permit's effective date ("Second Expiration Date") unless a building permit for Phase II (i.e. the East Wing building, interior multi-purpose playcourt, kindergarten playcourt, and North Wing renovation) or Phase III (i.e. the North Wing addition and partial renovation) has been obtained prior to this Second Expiration Date, and the Phase II or III improvements have been completed prior to the required initiation of the final phase. Furthermore, the approval of this permit shall expire ten years from the permit's effective date unless building permits for all remaining phases of construction have been obtained. One three-month extension of each deadline for obtaining a building permit may be permitted if approved by the Director of Planning and Community Development. Applicant is on notice that time extensions may not be granted if development standards relevant to the project have become more restrictive since project approval. If building permits required to complete any phase lapse prior to the deadline for initiating the next relevant phase, the overall approval shall expire. **No longer applicable.**

Special Conditions

34. Pursuant to Ordinance 1589 (CCS), prior to receipt of the final permit necessary to demolish, convert, or otherwise remove controlled rental units from the housing market, the owner of the property shall first secure a removal permit under Section 1803(t), an exemption determination, an approval of a vested rights claim from the Rent Control Board, or have withdrawn the controlled rental units pursuant to the provisions of the Ellis Act.

Demolished building was vacant and had been tagged as unsafe due to Northridge earthquake damage; property has been exempt from rent control since August 1996

35. Prior to obtaining a building permit, the applicant must provide proof of the consolidation of the two existing parcels or record a lot tie agreement.

Assessor's Map shows the two lots are tied. Building Permit Nos. PC 3838 & PC 5068 were issued. Only one tax bill is issued for the two lots.

36. Except as necessitated by Condition Nos. 58 and 59, the project shall comply with the Xeriscape Ordinance, prior to submittal to Architecture Review Board. Any additional modifications permitted by code are subject to approval by the Architecture Review Board. **School campus complies with Xeriscape Ordinance.**
37. Prior to issuance of a building permit, the applicant shall obtain approval of the temporary parking plan from the City's Parking and Traffic Engineer. **No longer applicable.**
38. The project applicant shall be required to submit a staging and haul route plan to the City for approval prior to beginning each phase of grading, excavation and construction, demonstrating that trucks will minimize use of residential streets as routes to the extent reasonably feasible during all phases of construction. **No longer applicable.**
39. The project applicant shall continue to utilize the organized operational system for student pick-up and drop-off, and continue to emphasize carpooling as much as possible. Prior to issuance of a Certificate of Occupancy, the applicant shall obtain approval of the site circulation, student drop-off and pick-up and student pedestrian safety plans from the City's Parking and Traffic Engineer. **School continues to implement well organized pick-up and drop-off plans.**
40. The San Vicente Boulevard curb frontage is currently posted for no parking between 8:00 AM to 5:00 PM to allow for school operations. If approved by the City's Parking and Traffic Engineer, that restriction shall be expanded to include the entire street frontage along the expanded school. **All curb frontage in front of the School along San Vicente prohibits parking on school days from 7AM-5PM.**
41. Prior to issuance of grading permits, the project proponent shall demonstrate to the City of Santa Monica the actions that will be taken to comply with SCAQMD Rule 402, which requires that there be no dust impacts off-site sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures could include moistening soil prior to grading, daily watering of exposed surfaces or treating with soil conditioner to stabilize the soil; washing truck tires and covering loads of dirt transported off-site; cessation of grading during periods of high winds over 25 miles per hour, and paving, coating or seeding graded areas at the earliest possible time after soil disturbance. **No longer applicable.**
42. All construction equipment shall be maintained in peak operating condition so as to reduce operational emissions. **No longer applicable.**
43. Equipment shall use low-sulfur diesel fuel. **No longer applicable.**
44. Electric equipment shall be used to the maximum extent feasible. **No longer applicable.**
45. Trucks shall limit idling. **No longer applicable.**
46. Construction contractors for the project shall operate construction equipment and phase

- development to minimize equipment exhaust. **No longer applicable.**
47. Construction equipment shall not be operated during first and second stage smog alerts. **No longer applicable.**
48. Compliance with or exceedance of energy efficiency standards mandated in the California Code of Regulations would reduce stationary emissions from the proposed project.
Agreed. Proposed project will result in further increased energy efficiency.
49. Shield second story windows of living and sleeping areas on the apartment building to the west by replacing the existing glazing with 1/4 inch laminated glass or with any glazing having a Sound Transmission Class (STC) of 33 or greater. Shield first story windows with glazing having an STC rating of 27 or greater. **Completed.**
50. Haul truck routes and construction staging areas shall minimize use of residential streets to the extent reasonably feasible. **No longer applicable.**
51. Construction contracts shall require project contractors to use power construction equipment with noise shielding and muffling devices ("quieted equipment") to the maximum extent feasible. **No longer applicable.**
52. Demolition and construction activities shall be limited to between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday. These activities shall be prohibited Sundays and holidays specified in Santa Monica Municipal Code Sections 4.12.130 and 4.12.140. **No longer applicable.**
53. Quietest options for construction activities and equipment shall be used whenever practicable. For example, riveting should be replaced by welding and diesel equipment by electric. **No longer applicable.**
54. The minimum equipment necessary to perform each task shall be present on the site at any time.
No longer applicable.
55. Noise barriers or enclosures shall be erected around active construction sites and equipment. If this is not possible, barriers shall be erected between construction activities and adjacent residences. **No longer applicable.**
56. The project applicant shall continue its existing operational practice of staggering recess and play times by grade levels in order to minimize the opportunity for large groups of children to cause potential annoyance noise (yelling and loud play).
School operates staggered playtimes consistent with this requirement. Proposed elevated playcourt will further improve existing operations consistent with this condition.
57. The project applicant shall disperse play groups as much as possible to disperse noise sources.
School operates staggered playtimes consistent with this requirement. Proposed elevated playcourt will further improve existing operations consistent with this condition.
58. Landscape school perimeters with tall trees and heavily vegetated shrubs to block the view from residential areas to play areas. **Complies.**
59. The large playfield to the west on the expanded school campus shall be landscaped with grass, rather than hard surface material, to absorb sound as shown on the plans dated July 27, 1995. **In early 2000, natural grass was replaced with artificial turf for safety, durability, and water conservation. The artificial turf does not constitute a hard surface material such as pavement or concrete.**
60. The project applicant shall construct a 6'6"-high acoustical barrier at the west and east play area

property lines in conjunction with the development of the play areas. This barrier may consist of a masonry wall; solid, sealed, and possibly plastered wood stud wall; or solid material having a minimum density of 4 pounds per square foot of face weight. These materials are specified in the analyses prepared for this project. The project applicant shall construct a temporary 8.0'-high acoustical barrier at the south end of the play field to remain until construction of the new south wing building. This barrier may consist of a masonry wall; solid, sealed, and possibly plastered wood stud wall; or solid material having a minimum density of 4 pounds per square foot of face weight. **Complies.**

61. The front yard fence shall be constructed and landscaping installed and maintained so as not to obstruct a clear view through the fence. **Fencing and landscaping installed.**

Monitoring of Conditions

62. Pursuant to the requirements of Public Resources Code Section 21081.6, the Planning and Zoning Division will coordinate a monitoring and reporting program regarding any required changes to the project made in conjunction with project approval and any conditions of approval, including those conditions intended to mitigate or avoid significant effects on the environment. This program shall include, but is not limited to, ensuring that the Planning Division itself and other City divisions and departments such as the Building Division, the Environmental and Public Works Management Department, the Fire Department, the Police Department, the Community and Economic Development Department and the Finance Department are aware of project requirements which must be satisfied prior to issuance of a Building Permit, Certificate of Occupancy, or other permit, and that other responsible agencies are also informed of conditions relating to their responsibilities. Project owner shall demonstrate compliance with conditions of approval in a written report submitted to the Planning Director and Building Officer prior to issuance of a Building Permit or Certificate of Occupancy, and, as applicable, provide periodic reports regarding compliance with such conditions. **Project remains in compliance.**

VOTE

Ayes: Bradley, Breisch, Gruber, Moench, Parlee, Zinner

Nays:

Abstain:

Absent: Weremiuk

NOTICE

If this is a final decision not subject to further appeal under the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.