

From: info@darlenelancer.com
To: [Planning Commission Comments](#)
Cc: [Revshayna](#)
Subject: Public Hearing re Carlthorp School 438 San Vicente
Date: Friday, May 1, 2020 12:14:37 PM

EXTERNAL

I am opposed to the addition of a rooftop playcourt due to the noise that will be generated that will impact neighboring residents. There is already noise from the outdoor playground.

Thank you,

Darlene Lancer

310.458.0016

From: [Mario Iorillo](#)
To: [Planning Commission Comments](#)
Subject: Attn: Regina Szilak RE: 19ENT-0250, 20ENT-0066
Date: Friday, May 1, 2020 8:50:29 PM

EXTERNAL

My name is Mario A. Iorillo. I live at 446 San Vicente Blvd., No. 206, Santa Monica, CA 90402, I have owned and lived at this address since September, 2006. This address is immediately east (away from the ocean) of the School.

I write to inform you that I and the owners have no objections to the proposed additions. I and other owners attended a meeting at which the School made an hour long presentation by various experts who had prepared the plans

for the proposed additions. We were shown the plans and sketches of the proposed work. We asked questions and received explanations responsive to our concerns.

We have found the School to be an excellent neighbor. We receive written advance notice when the School does anything that might impact our property, such as tree trimming on its property. We have never had any problems

with the School.

I would like to mention how well the School has managed the traffic of parents dropping off and picking up the students after School is over. This is done in an impressive military precision style, where the parents remain in single file.

leaving open the other lanes for other traffic. I often leave my garage through the rear alley and then 4th Street to San Vicente Blvd, and I am impressed at how the school has its personnel at various locations along the line of parents,

with walkie talkies to communicate with each other as the students line up and wait for their parents to reach the front of the School to pick them up. You can imagine how difficult this is to do, when you consider how excited young

children can get about being released from school and meeting their awaiting parent. I don't know how they do it but order is always maintained, This is truly impressive.

There will be increased traffic when construction vehicles come to and leave the site, but I have confidence that the school will minimize the inconvenience to its neighbors.

I hope you will grant approval the the Conditional Use Permit in this case. Thank you for your consideration

Sincerely,

Mario A. Iorillo

From: ellabecool@aol.com
To: [Planning Commission Comments](#)
Subject: Regina Szilak, Associate Planner Re:19ENT-0250, 20ENT-0066
Date: Wednesday, May 13, 2020 11:13:57 AM

EXTERNAL

Hi Regina Shilak,

This comment is in regards to:

19ENT-0250, 20ENT-0066 Conditional Use Permit, Minor Modification to Carlthorp School on 438 San Vicente Blvd.

I object if this modification will cause increased enrollment in the school by increasing capacity to admit more students. Many parents who come to pick up and drop off kids at the school park their car on or near San Vicente Boulevard and walk to and from school. As it is, there are many multi-family buildings on San Vicente Boulevard between Ocean and 7th Street. Most of those buildings don't have adequate parking spaces for tenants. Many of our cars have to be parked on the street. This gets to be especially difficult on Thursday and Friday when there is street cleaning. Those of us who work from home (which might be our new reality due to Covid-19) have to hunt for a spot to change parking from one side of the street to the other, while we can catch a break from our meetings on-line, or other endeavors that don't allow for stepping out. So unless we can have a believable guaranty from the school management that they will not increase traffic of parents parking cars on our street, I object to this modification.

Ella Boyle
537 San Vicente Blvd.
Santa Monica, CA 90402

Regina Szilak, Associate Planner
Re: 19ENT-0250, 20ENT-0066

Dear Ms. Szilak:

We have noted that proposed agenda item 10-A for tonight's public hearing of the Santa Monica Planning Commission stipulates that the public hearing regarding 19ENT-0250, 20ENT-0066 (Conditional Use Permit , Minor Modification) 438 San Vicente Boulevard be "CONTINUED TO MAY 20, 2020 AT STAFF'S REQUEST".

Our family has, since 1972, lived directly across Georgina Place from Carlthorp School, in the house at 431 Georgina Avenue.

This is respectfully to request that you please, as soon as possible, email to me a copy of the architect's drawing of the parcel at the 438 San Vicente address showing, superimposed, the exact placement on that parcel of (1) the proposed 7,259 sf addition, and (2) the proposed 9,142 sf new rooftop playcourt "adjacent to Georgina Place".

Thank you very much,

Marilyn Johnson Prewoznik

From: [Chris Lemieux](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Friday, May 15, 2020 10:51:58 AM

EXTERNAL

Good morning,

I am a next door neighbor of Carlthorp school at 416 San Vicente Blvd #212 and became aware of the school improvements at Carlthorp awhile back. I just wanted to include a short note about Carlthorp School being a great neighbor and always being communicative with all of the neighbors in the area. I wanted to express my support of their new renovations with the city. It seems like the new renovations will mostly impact the children, giving them more opportunities to exercise and to be creative. Who wouldn't be supportive of that? Please consider this kind request in your meetings with Carlthorp.

Thank you for your time.

Christopher Lemieux

HARDING LARMORE KUTCHER & KOZAL, LLP
ATTORNEYS AT LAW

WRITER'S DIRECT DIAL

(310) 451-3669

1250 SIXTH STREET, SUITE 200
SANTA MONICA, CALIFORNIA 90401-1602
TELEPHONE (310) 393-1007
FACSIMILE (310) 392-3537

WRITER'S E-MAIL ADDRESS

kutcher@hlkklaw.com

May 16, 2020

VIA E-MAIL

Santa Monica Planning Commission
1685 Main Street, Room 212
Santa Monica, CA 90401

Re: Agenda Item 9-B (Carlthorp School Improvements)
Application Nos. 19ENT-0250 (CUP Amendment) and
20ENT-0066 (Minor Modification for .06% increase in parcel coverage)
Addresses: 424-438 San Vicente Boulevard
Owner/Applicant: Carlthorp School
Our File No. 22270.003

Dear Commissioners:

This letter is submitted on behalf of Carlthorp School, a non-profit charitable educational organization. Carlthorp is seeking City approval to build new support space (not additional classrooms) at its existing elementary school campus. The School is located at 424-438 San Vicente Boulevard, which is found on the east side of San Vicente Boulevard between Fourth Street (south) and Seventh Street (north), where the School has been for nearly 80 years.

No increase in enrollment is proposed. These are simply physical improvements to improve the young students' learning environment. Moreover, the physical changes will be virtually undetectable from the street.

Construction will occur over three summers so that the school year is not interrupted. We are asking for an extended term of five years to exercise the CUP amendment due to (1) the intention to perform construction during the summer vacation breaks and (2) the current economic uncertainty that may affect the School's charitable fund-raising.

We have reviewed the Staff Report and the Draft Statement of Official Action ("STOA"), and we urge you to follow Staff's recommendation to approve the proposed Conditional Use Permit amendment and Minor Modification. **As described in the end of this letter, we ask that the Commission amend the following conditions in the draft STOA:** 7 (bike parking) 29 (design review), 37 (fencing at street frontage), and 49 (construction fencing), **and delete the following conditions:** 53 (parking lot), 70 (telecommunications vaults), and 71 (street lighting).

Santa Monica Planning Commission
May 16, 2020
Page 2

EXECUTIVE SUMMARY

The campus improvements will improve the educational environment for the School's existing elementary students (grades K-6). Carlthorp proposes to add about 7,500 sf of floor area, most of which will be located underground beneath the existing outdoor playfield. The School's existing footprint (at grade) will expand by less than 1,500 sf and that footprint expansion is located within a portion of the School's internal courtyard.¹

Specifically:

- The vast majority of new the space will be located underground beneath the existing outdoor playfield, allowing for the addition of a less than 4000 sf new multipurpose room (plus circulation corridors).
- About 850 sf of space will be added by enclosing the School's existing lunch seating area within the interior of the campus.
- About 850 sf will be added by the construction of second-story administrative offices immediately above the lunch seating area.
- An outdoor rooftop play court area will be established above the rear wing of the existing school building.
- Two new elevators will also be built.

As mentioned above, the proposed CUP amendment will not expand enrollment, the size of the faculty, the number of staff, or the number of classrooms at the School. The land area also remains unchanged.

The 80-year-old School is located in a multi-family zone. Schools in a multi-family zone require a conditional use permit ("CUP")--although Carlthorp was established long before that requirement. In 1996, the Planning Commission granted Carlthorp a CUP for the expansion of its campus, an expansion of land area which was only possible due to the 1994 earthquake damage sustained by the neighboring apartment building. Thus, although Carlthorp School was a pre-existing use in this neighborhood, the School has a lengthy list of 62 CUP conditions that were imposed in 1996. (CUP 95-012.)

¹ The floor area calculations have since been updated slightly since issuance of the Staff Report. For simplicity this letter will use round numbers.

Santa Monica Planning Commission
May 16, 2020
Page 3

The 1995/96 CUP had an initial term of 10 years for commencing all phases of construction related to the land area expansion. As to this 2019/2020 application, we are seeking a term of five years for the time to obtain a sequence of building permits to perform the work that will be authorized by the amended CUP.

A Minor Modification is required because the enclosure of the School's lunch seating area and installation of two elevators will cause the school's parcel coverage to slightly exceed (by 26 sf) the 45% maximum percentage permitted by right in the R2 Zoning District (which is really intended for residential buildings, not schools).

In order to avoid academic disruption, the associated construction is expected to take place over the course of two or three summer breaks, minimizing any construction during the school year. Delays in the entitlement process have already caused the School to miss the opportunity to fundraise and begin construction as early as the summer of 2020. But timing still matters. Given economic impacts of the current public health crisis, the School needs as much lead time as possible to see whether it will be possible to perform a successful capital campaign and commence the first phase of construction in summer 2021.

BACKGROUND

A. Carlthorp's History of Campus Improvements.

Carlthorp School (www.carlthorp.org) is the oldest independent school in Santa Monica. Carlthorp was founded in 1939 and moved to its longstanding location on San Vicente Boulevard in 1941. At that time, the campus consisted of a single house and served as both a day school and a boarding school.

During the 1950s, additional classroom buildings were added across the back of the campus. In 1976 the east building was added providing three additional classrooms. Carlthorp celebrated its 50-year anniversary with the opening of an administration and classroom complex in 1989. The campus was last expanded with a needed playfield through the acquisition of an adjacent red-tagged apartment building following the 1994 Northridge Earthquake.

Today Carlthorp serves grades K-6 with a total student enrollment of 280, and approximately 80 faculty, administrators and staff. The school has a strong commitment to diversity and inclusion, and awards over \$400,000 in financial aid and tuition remission each year in an effort to make the School affordable to as many families as possible. Historically, 97% of Carlthorp students have matriculated into the secondary school of their first choice.

Santa Monica Planning Commission
May 16, 2020
Page 4

Carlthorp has been a fixture within this neighborhood for almost 80 years and has strived to cultivate a respectful and reciprocal relationship with its residential neighbors as well as members and organizations in the community more broadly.



B. Carlthorp's Need for Educational Enhancements.

Carlthorp has not undergone a major renovation in almost 25 years. The School seeks approval for modest upgrades to various support facilities in order to continue providing a high quality modern educational program to its elementary students. While Carlthorp places a strong emphasis on academic excellence, art, music, dance, theater, child's play, sports, community service, and cultural celebrations are also important parts of school life at Carlthorp.

The School offers a wide range of educational programs that ensure students of all ages learn new things, acquire new skills, benefit from a greater understanding of themselves and others, have fun, play, and experiment. Annual celebrations of African American History, Latin American Culture, and the Lunar New Year, among others, are held with the goal of expanding student's understanding of our community and other communities throughout the world. Athletic programs give students the benefit of physical exercise, while reinforcing the importance of commitment, competition, time management and teamwork; and ample community service opportunities are offered to impart the importance of generosity and compassion for those in need. Students also receive instruction in music, drama and the fine arts. Over the years, as Carlthorp has developed an increasing number of these extracurricular activities, programs and educational events, the need for expanded non-classroom space has become more critical.

The need for functional outdoor space has become more pressing than ever in light of the COVID-19 pandemic, and the need for adequate administrative space has also grown as school faculty and administration have taken on expanded roles and responsibilities. The School's existing multipurpose room, which was designed primarily

Santa Monica Planning Commission
May 16, 2020
Page 5

for classroom instruction, has become inadequate to meet the School's needs, particularly with regard to assemblies and student presentations.

The relatively minor physical changes that are proposed in the pending application will help facilitate important aspects of pupil education and student development at Carlthorp, and ultimately aid the School faculty and administration in their mission of helping children mature into well-rounded teenagers and ultimately intelligent, caring, talented adults.



THE PROPOSED PROJECT

A. Proposed Campus Enhancements.

Carlthorp's campus enhancements consist of four major components:

1. The enclosure of 850 sf of existing outdoor lunch seating to allow for its utilization in all weather conditions; an equal-sized second-floor addition above the lunch seating would provide improved administrative space; two elevators, external to the existing building, are also needed to ensure campus-wide accessibility.
2. A new 4,000 sf subterranean multi-purpose room (plus associated basement corridor) which will be built under a portion of the existing play field adjacent to the School's existing multipurpose room and will not be visible from the street or neighboring properties at completion. This space will be used only for School-related performances and special events, such as recitals, plays, and schoolwide assemblies.

Santa Monica Planning Commission
May 16, 2020
Page 6

3. A rooftop outdoor recreational space (approximately 9,000 sf), which will be located adjacent to the alley at the rear of the campus away from San Vicente Boulevard, above a single-story (plus basement) wing of the campus. This unroofed recreational space would be encircled by soundproof perimeter walls (no taller than existing second story components of the campus) to contain noise and fitted with netting to contain sports equipment.
4. Improvements to an existing outdoor play area adjacent to and accessible from two Kindergarten classrooms along the east side of the campus.

The improvements will be constructed over multiple phases during the School's summer breaks (June-August). Due to this segmented construction schedule, as well as the need to fundraise during economically uncertain times, the School is seeking a five-year term for exercising its amended CUP.

These improvements would add approximately 7,500 sf of floor area, while expanding the School's existing visible footprint by less than 1,500 sf. This is because most of the new floor area would be located underground with no visual impact on the surrounding community. The improvements would increase parcel coverage on the ground floor of the School to 45.06%, exceeding the 45% that the Municipal Code allows by right by a fraction of a percent. This slight exceedance of the parcel coverage percentage triggers the need for a Minor Modification. (Zoning Ordinance Table 9.08.030; Zoning Ordinance Section 9.43.020).

As a private school, Carlthorp is a conditionally permitted use in the R-2 Zoning District in which it is located. (Zoning Ordinance Table 9.08.020; CUP 95-012.) And although located in the San Vicente Boulevard Courtyard Apartments Historic District, Carlthorp School is not a historic resource (i.e., the School is a "non-contributor"). (Ordinance No. 2507 (CCS).)

B. Minimal Impact on the Surrounding Community.

Carlthorp has a strong and longstanding relationship with the Santa Monica community and its immediate neighbors and has reached out to and hosted its neighbors as part of the entitlement application process. The immediate neighbors are informed of the plans and many have expressed support for and appreciation of the School.

The project is expected to be constructed over the course of three summers. Once the improvements are completed, the vast majority of the improvements will be invisible from the exterior of the school. The exterior appearance of the School will not be meaningfully altered and the aesthetic impact on the neighborhood will be negligible.

Santa Monica Planning Commission
May 16, 2020
Page 7

A professional noise study of the rooftop play court was commissioned. The acoustic engineers (Veneklasen) determined that due to the protective installation of the parapet wall extensions encircling the rooftop play space, exterior sound from the School will not will not exceed the noise limits of the Santa Monica Noise Ordinance at the two immediately adjacent condominium and apartment buildings nor in the backyard of the single family home across the rear alley (all which were treated as “sensitive receptors” for purposes of the sound study). A copy of that study is enclosed. Per the Draft STOA’s conditions of approval, further acoustical testing of the elevated play court will take place once it is in use to confirm the sound study’s assumptions, and remedial measures would be taken to address any unanticipated elevated readings. Netting will also be installed to prevent balls or other play objects from escaping the rooftop play area.

The School’s synchronized pick-up and drop-off protocols, which have been in place for many years, will continue to ensure that neighbors are not disturbed at the beginning of the school day nor during afternoon dismissal. The School will prepare and submit a parking and loading plan (PLOP) for City Staff review and approval as part of the plan check process. The school will employ appropriate traffic and parking management procedures for special events and provide valet parking when necessary to avoid potential parking issues for its largest event (i.e., Grandparents’ Day). Going forward, the school will not use speakers as part of afternoon pickups and will instead use less disruptive technologies such as walkie talkies.

SUGGESTED EDITS TO CONDITIONS OF APPROVAL

We have the following suggested edits to the recommended conditions of approval set forth in the draft Statement of Official Action (“STOA”):

Condition #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.

Our calculations of the bicycled parking requirements do not match up with this condition. Pursuant to Zoning Ordinance Table 9.28.140, private school are required to provide 1.5 short-term spaces for each 20 students and 0.5 long-term spaces for each classroom. Carlthorp has 280 students and 22 classrooms, so 14 short-term spaces and 11 long-term spaces should be required.

Santa Monica Planning Commission
May 16, 2020
Page 8

Condition 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).

This condition should be revised to reflect the possible suspension of the Landmarks Commission consistent with the City Council direction on May 5. The end of the sentence can be supplemented with: "or such other process for design review as may be in place at that time."

Condition 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.

Per the 1996 Planning Commission STOA, an overheight fence and hedge are allowed along the San Vicente property line in front of the School's playfield. Accordingly, Condition 37 should be modified to allow the existing fence and hedge to be reinstated after construction. No new Modification is required.

Condition 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.

This condition should be amended to reflect that (1) no traditional "demolition" will take place, although there will be interior demolition work as part of the new construction and (2) only those portions of the property under construction will need to be protected by construction fencing, not the entire perimeter of the campus.

Condition 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

Santa Monica Planning Commission
May 16, 2020
Page 9

storm drain or sewer system. Pretreatment will require that a clarifier or oil/water separator be installed and maintained on site.

No changes to the existing parking are proposed. This condition should be deleted.

Condition 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

Santa Monica Planning Commission
May 16, 2020
Page 10

- b. Project shall comply with City of Santa Monica Right-of-Way Management Ordinance No. 2129CCS, Section 3 (part), adopted 7/13/04

This condition should be deleted.

Condition 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.

No new street right-of-way is being proposed. This condition should be deleted.

CONCLUSION

Based upon the foregoing, Carlthorp respectfully asks the Planning Commission to approve its application for an amendment to its existing CUP and a minor modification for parcel coverage. We further request that Conditions 7, 29, 37 and 49 be revised to address the concerns raised above and that Conditions 53, 70 and 71 be deleted.

Very truly yours,



Kenneth L. Kutcher

Enclosure

cc: David Martin (w/ encl.)
Jing Yeo (w/ encl.)
Stephanie Reich (w/ encl.)
Regina Szilak (w/ encl.)
Heidi von Tongeln (w/ encl.)
Tim Kusserow (w/ encl.)
Wade Killefer (w/ encl.)

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.

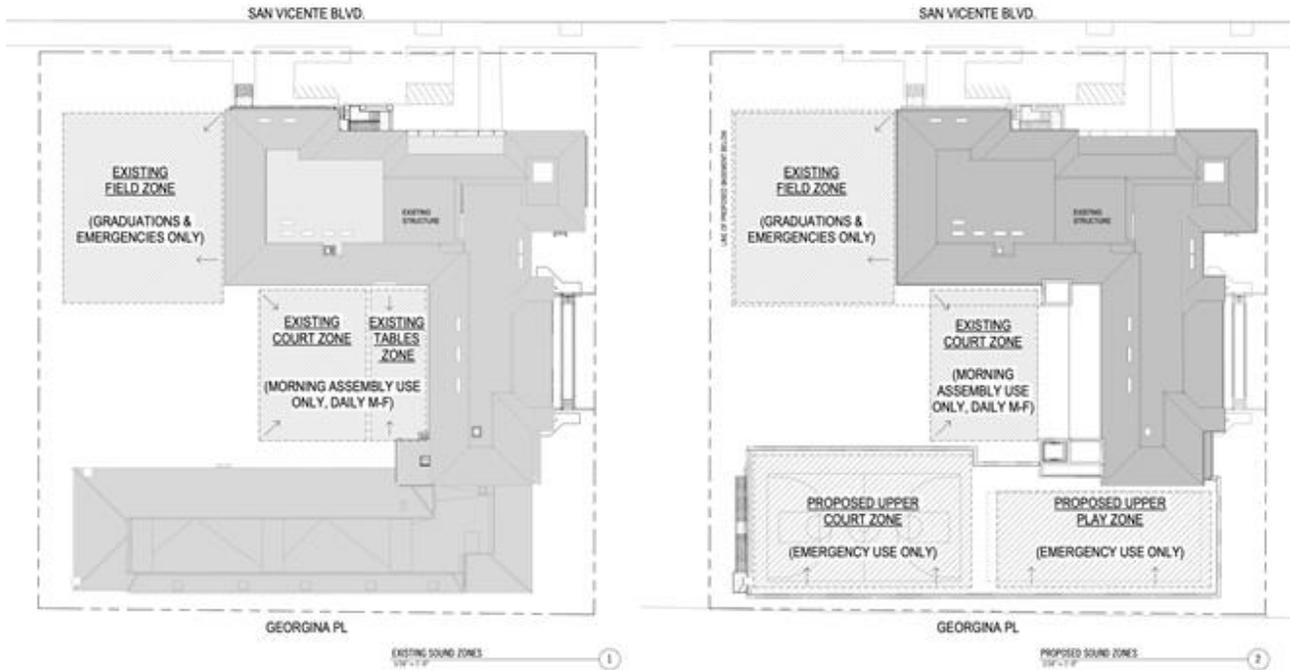
On November 6, 2019, Veneklasen measured existing playground conditions at the outdoor play areas for a continuous period of 40 minutes, which included lunch hour with outdoor playtime, encompassing two playgroups, 5th and 3rd grades followed by 6th and 4th grades. The continuous 15-minutes average for 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.

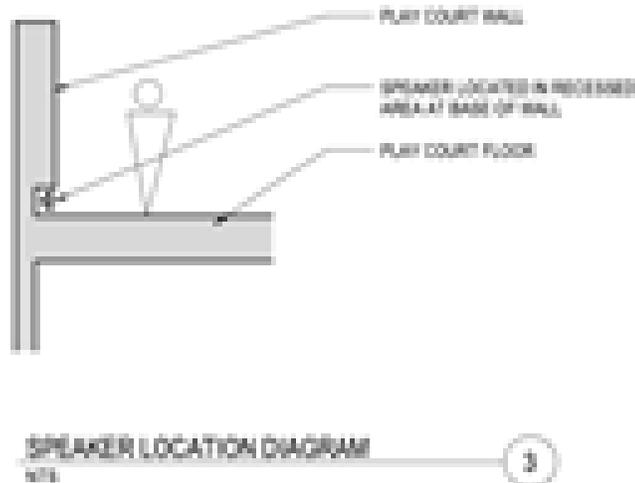
Figure 2: Sound Zones



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

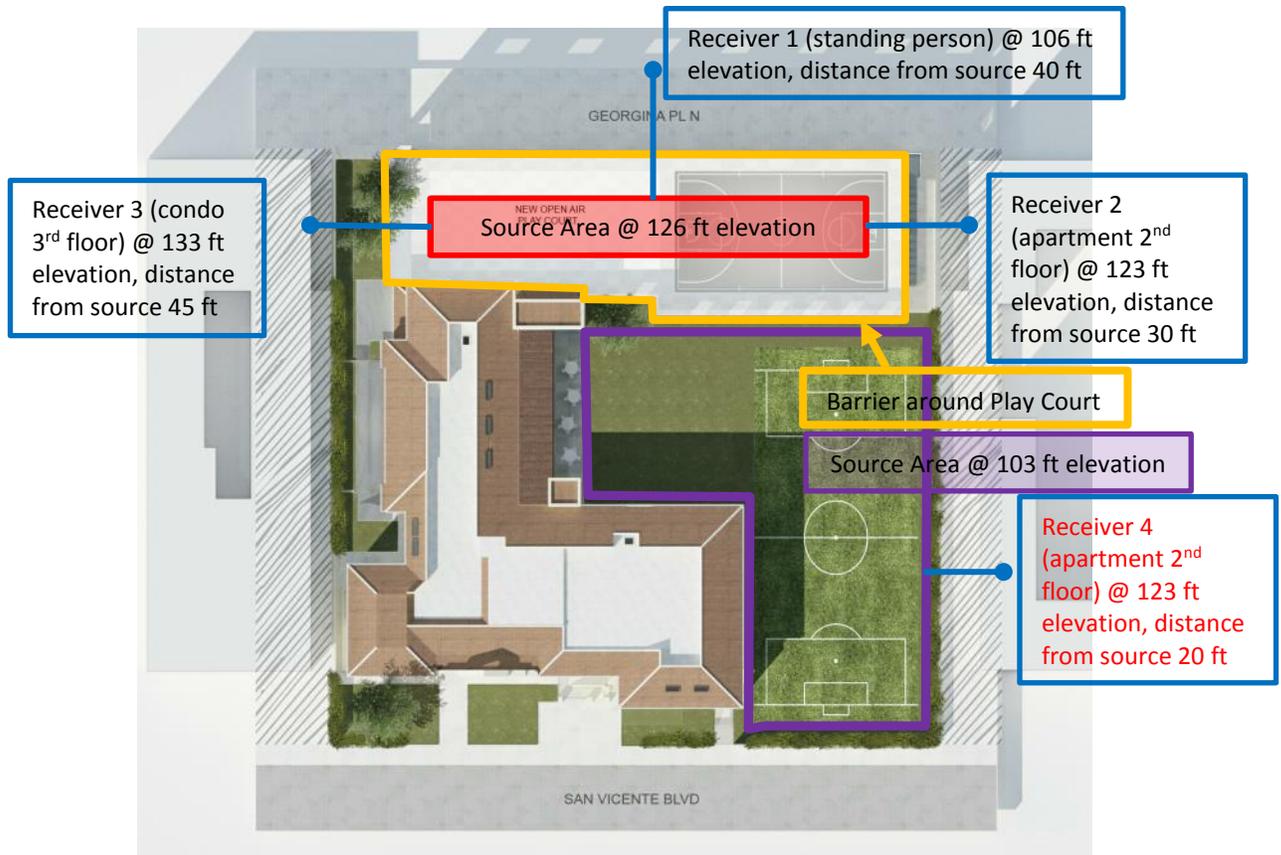
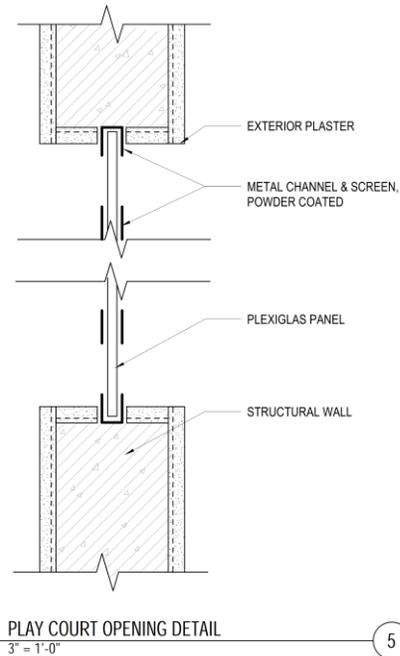


Figure 5: Proposed Plexiglass Detail

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

From: [Salim Mitha](#)
To: [Planning Commission Comments](#)
Subject: (438 San Vicente Blvd -- c/o Regina Szilak)-- 19ENT-0250, 20ENT-0066
Date: Saturday, May 16, 2020 4:18:33 PM
Attachments: [IMG_3967.PNG](#)
[IMG_3966.PNG](#)
[IMG_3968.PNG](#)
[Carlthorp Flyer 3 page.pdf](#)

EXTERNAL

To: Regina Szilak, Associate Planner
re: 19ENT-0250, 20ENT-0066 -- 438 San Vicente Boulevard (Carlthorp School)

To all it may concern:

I have been a resident on Georgina over the past decade, and am writing in to support the plans you have made me aware of via your blue notice postmarked 5/13/2020. I also received a letter from an opposition group seeking signatures (see attached files). This letter caused me to write in a letter of support.

Carlthorp School have been wonderful "neighbors", and the community of parents and teachers who occupy our neighborhood during the week add additional vibrancy and friendliness. The students are respectful, as is the entire community

As you may know, with the proximity to the stairs, Adelaide, Ocean Ave, etc, there are many daily "visitors" to our neighborhood, and we have plenty of street parking to accommodate everyone. The negative circular I received as a resident made claims about noise, and also a lack of parking -- but in truth, there has never been an issue with either from Carlthorp School. The flyer states that the teachers "clog" our streets, but this claim along with the other ones in the letter are exaggerated and untrue.

And given what a great citizen Carlthorp have been to this neighborhood, I felt compelled to write a letter of support. Having a wonderful school of the esteem and prestige of Carlthorp in our vicinity adds to the character and attractiveness of our area, and also to property values. My feeling is that we should nurture and foster these businesses, especially in these times, rather than pushing away genuine longstanding roots of our community.

I wholeheartedly support the responsible permit plans submitted by Carlthorp as a longtime resident of this neighborhood.
(please see attachment - attaching as photos in case difficult to print)

With respect,
Salim Mitha

EMERGENCY!

SAVE OUR NEIGHBORHOOD

What we all enjoy about living here is clean air, nearby Palisades Park, the ocean, exercise stairs, bike paths, quiet serenity - it's all here.

THAT'S ALL ABOUT TO CHANGE.

CARLTHORP SCHOOL at 438 San Vicente Blvd. wants to increase its campus by almost 15,000 SQUARE FEET. Their plan includes a 65' x 75' UNDERGROUND BUNKER and a 125 foot long 30 foot tall ELEVATED PLAYGROUND that will reverberate playground & ball playing sounds into homes on San Vicente Blvd. and Georgina Ave.

This 15,000sf expansion has been termed 'minor' by the city, and the underground bunker, identified as a multi-purpose room, has been classified as 'not a classroom' - used by students receiving instructions from teachers yet not a classroom. Q: How can that be? A: If defined as a classroom expansion plans would have to provide additional parking. Which they do not. This labeling of a classroom as not a classroom is consistent with the multiple deceptions in the expansion plans.

Foremost in the deceptions is the claim that noise from the 10,000 square foot elevated playground will be abated by an 8 foot high wall. The plans submitted describe a basketball court on the elevated playground - a basketball hoop is 10 feet high, the backboards even higher, yet the school claims sound will not be an issue. Simple math and common sense tell us these claims are nonsense.

Carlthorp School currently has 32 parking spaces for their staff of 80. The remaining school staff clog our streets every day. Any reasonable expansion plan would include additional parking. This expansion plan is an attempt to skirt regulations designed to protect the quality of our lives. This plan is unreasonable and must not be realized in current form.

YOU CAN STOP THIS NONSENSE.

The beauty, peace, and quiet of our neighborhood will be shattered if you do not act. And all you have to do is sign your name or send an email expressing opposition to the existing flawed expansion plan. Doing so will cost you nothing and will compel revisions to an expansion plan that is unreasonable at best, deceptive and deceitful at worst. On the reverse of this flyer is a simple letter with space for a signature. After you sign call us and we will pick it up. Simple. If you wish to send an email information for that is also on the reverse.

You can simply sign the attached letter voicing your objection and describing reasons for your objection to this project that will have negative effects on the neighborhood.

or

You can give us your email address and we will email to you a form letter with included email address so you may send to the City of Santa Monica voicing your concern with a single click.

or

You can send us an email at : (email address) and we will reply to you with a form letter you may then send to the City of Santa Monica voicing your concern.

Anyway to choose, exercising your voice will help compel revisions to the expansion plan and protect where we live.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed. _____ date. _____

address. _____

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed. _____ date. _____

address. _____

From: [Becky Brooks](#)
To: [Planning Commission Comments](#)
Subject: May 20, 2020 Hearing: Regina Szilak (438 San Vicente Blvd) 19ENT-0250, 20ENT-0066
Date: Saturday, May 16, 2020 7:17:04 PM

EXTERNAL

19ENT-0250, 20ENT-0066: Carlthorp School @ 438 San Vicente Boulevard
May 20, 2020 Meeting
ATTN: Regina Szilak, Associate Planner

Dear Planning Commission Members:

As a longtime resident of Georgina Ave, I wanted to submit a letter of support for the Carlthorp School conditional use permit. The Carlthorp community of families, teachers, and staff are wonderful stakeholders of this area. They have been long-term mainstays of this neighborhood, and have always exhibited the highest degree of respect for all of the community.

I have seen a coordinated circular from neighbors who oppose the permit, but I can attest that the quality of my daily life here on Georgina has not been negatively affected in any way by the Carlthorp community, and in many ways it has been positively enhanced. Having a wonderful caring community checking into our wide streets twice a day adds a level of safety and vigilance to the area. And there is plenty of space, parking and otherwise, unlike what some of the claims in the neighborhood letter states.

Given the experiences I have had in this area, I reiterate my full support of this submission.

Many thanks,
Becky Brooks

From: [Chris Lemieux](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Friday, May 15, 2020 10:51:58 AM

EXTERNAL

Good morning,

I am a next door neighbor of Carlthorp school at 416 San Vicente Blvd #212 and became aware of the school improvements at Carlthorp awhile back. I just wanted to include a short note about Carlthorp School being a great neighbor and always being communicative with all of the neighbors in the area. I wanted to express my support of their new renovations with the city. It seems like the new renovations will mostly impact the children, giving them more opportunities to exercise and to be creative. Who wouldn't be supportive of that? Please consider this kind request in your meetings with Carlthorp.

Thank you for your time.

Christopher Lemieux

From: [A Yeeter](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Friday, May 15, 2020 3:19:04 PM

EXTERNAL

Dear City of Santa Monica,

My name is Elise, and I am a fifth grade student at Carlthorp School. I am writing to let you know that a new play area/field would mean so much to me and my friends. We love our school and are grateful for the play area we have, but it would be nice to have a new play area outside.

For many years, it was hard to play soccer during recess. So many of us were playing soccer at once, because multiple grades would be out at the same time. It has been fine, and our teachers help us manage it, but if we could have more room, it would be so much easier and there would be less of us all in one area. I think that would mean there would be less noise if we were spread out more.

I play on the soccer team and the volleyball team. I can't really play volleyball at recess because the field is being used for soccer, and the court basketball. It would be nice to have more room, so we could practice during recess more, especially when we have big games.

Thank you for helping my school with this project, I know I probably won't be at school if the new field is built, but my sister will. I would love to come visit, and see her enjoy it.

Elise P.
Fifth Grade Student

From: [Josh Bertman](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Saturday, May 16, 2020 8:27:44 PM

EXTERNAL

Dear Planning Commission,

We would like to send a short email expressing our support for the Carlthorp School Improvement, item 9B in your next public hearing. We are neighbors of the school, living at 415 7th St, Santa Monica, CA 90402. We believe it is critical to allow schools and other amenities of the neighborhood to improve themselves, especially when they do so in a manner that we believe is keeping with the flow of the community.

Thank you for your consideration,
Josh and Jeanie Bertman

From: [Brent Vernon](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Monday, May 18, 2020 12:49:45 PM

EXTERNAL

To whom it may concern,

My name is Brent Vernon, and I am a neighbor to Carlthorp School and resident of 416 San Vicente Blvd Apt #203. I have enjoyed living next door to the school for the past two and a half years. They have been a great neighbor. I look forward to the expanded underground space they are planning on building. Construction can be noisy at times, however I know it will be much quieter when all is said and done and the room is completed. Students will have a space to enjoy new or continuing classes in a quieter, underground space. I believe this is a great project and I support it 100%. Thank you.

Best regards,
Brent Vernon

From: [Ann Sullivan](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Monday, May 18, 2020 2:18:46 PM

EXTERNAL

To whom it may concern,

I am writing re: Carlthorp School and to support their project. I have been a neighbor of Carlthorp School for 20 years and have always found them to be a considerate neighbour and attentive to the needs of their neighbors and I have no doubt that this consideration will continue in the future.

Sincerely,
Ann Sullivan
416 San Vicente Blvd. #102
Santa Monica, CA 90402
(310) 617-0370

From: [Christian Granzow](#)
To: [Planning Commission Comments](#)
Cc: [Regina Szilak](#)
Subject: Carlthorp 438 San Vicente Blvd. - Planning Commission Requests: 19ENT-0250, 20ENT-0066
Date: Monday, May 18, 2020 2:40:06 PM
Attachments: [Carlthorp.SMPlanningDiv.Letter.5-18-20.pdf](#)
[Carlthorp.SMPlanningDiv.PastLetters.5-18-20.pdf](#)
Importance: High

EXTERNAL

Dear Santa Monica Planning Commission,

I have attached our letter voicing our opposition to the Santa Monica Planning Commission's review of Carlthorp School 438 San Vicente Blvd., Conditional Use Permit and Minor Modification 19ENT-0250, 20ENT-0066 hearing scheduled remotely for Weds. May 20th, 2020 at 5:30pm.

Please find both attachments for submission:

1. Our Letter & Comment to the Planning Commission regarding the Carlthorp request/s.
2. Previous letters and documentation to be included with our letter, noted, and reviewed for the record.

Thank you!

Sincerely,

Christian Granzow
407 Georgina Avenue
Santa Monica, CA 90402
P (310) 451-2131
E cgranzow1@gmail.com

May 18th, 2020

Planning Commission
Planning and Community Development
1685 Main Street, Room 212
Santa Monica, CA 90401
planningcomment@smgov.net

Christian Granzow and Inge Granzow
407 Georgina Avenue
Santa Monica, CA 90402
Email: cgranzow1@gmail.com
Phone Number: (310) 451-2131

Dear Planning Commission & Staff,

We are very long-term residents at 407 Georgina Avenue and we have been informed that 438 San Vicente Blvd., Carlthorp School, has proposed an extensive "Minor Modification" for an increase in parcel coverage of 45.06% through a rooftop playcourt, additional structures, offices, lunch areas, basement room, etc. We have resided at our current address, just a few properties away, since 1970.

We STRONGLY OPPOSE and DO NOT believe that Carlthorp School should be granted any modifications and expansion of their parcel coverage as per Santa Monica Municipal Code 9.43.090 and/or 9.08.020

The purpose of the Planning Commission is to preserve and protect the Low Density Multifamily Residential (R2) Zoning District that Carlthorp School currently has the privilege to be located in. I have attached several past letters to demonstrate the issues from the neighbors and community that not only continue to exist, but continue to escalate in noise, traffic, and crowding due to their continued increase in their student body. Several main reasons against any future development of the Carlthorp property include, but not limited to:

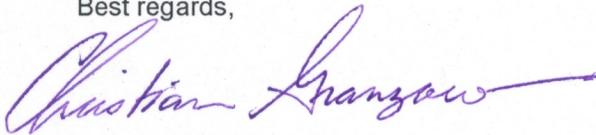
- 1) Carlthorp continues to increase their student body. From 170 enrolled students, as outlined in the Jan. 17th, 1978 letter to the SM Dir. of Planning, James Lunsford, to the current 280 enrolled students, an almost 65% increase in student body.
- 2) Carlthorp continues to log jam San Vicente Blvd., 4th St., Georgina Ave. with cars and pedestrian traffic with no attempts to lessen the overcrowding in traffic or noise. Attempts and concerns voiced by the community and neighborhood, communicated directly to the school or the City of Santa Monica, have failed to have lesson or resolve these issues and complaints. On the contrary, Carlthorp now blares announcements during and after school over their Public Address (PA) System that violates municipal code: 4.12.060 Exterior Noise Standards above and beyond the 60 dBA limit.
- 3) The letter from their past Head of School, Dorothy Menzies, Sept. 25, 1986 stated: "The enrollment of Carlthorp School will not increase. Due to the size of the playground, there will be positively no increase in the future. Faculty and staff will also remain stable." The student body and staff have increased dramatically since.

- 4) A rooftop playcourt should never be considered in a Low Density Multifamily Residential (R2) Zoning District. Carlthorp will not only increase their noise violations, which they continually fail to abate, but any rooftop playcourt will diminish the surrounding architectural integrity of the entire neighborhood.

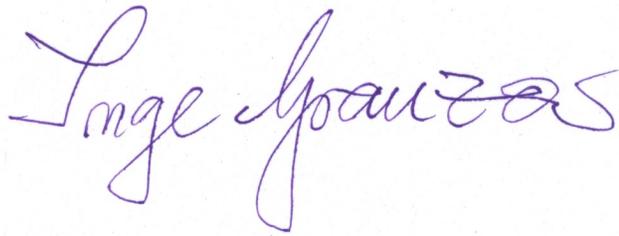
- 5) The Covid-19 Pandemic has demonstrated directly that we need to take continued steps to ensure the safety of our children, school staff, neighbors and community. Actual steps should be taken by the City of Santa Monica to help DECREASE crowding and traffic for the safety of all, not only now but also for any future considerations. Measures by the Santa Monica City Planning Division should actually be taken to decrease the size of Carlthorp staff of the student body to protect the entire community.

Please feel free to contact me should you need any further information on my thoughts regarding this matter.

Best regards,



Christian Granzow & Inge Granzow





C·A·R·L·T·H·O·R·P S·C·H·O·O·L

September 25, 1986

Dear Dr. Granzow,

We missed seeing you at our neighborhood meeting last Saturday, September 19. I'm sorry you were unable to attend.

As I'm sure you have been advised, Carlthorp School is considering a construction project. Our goal is to replace our older administration building with a new facility that would include a library, science lab and computer room. The building will greatly enhance our academic program in addition to providing a facility with updated safety features. The facade of the new building will match that of the existing buildings.

[The enrollment of Carlthorp School will not increase. Due to the size of the playground, there will be positively no increase in the future. Faculty and staff will also remain stable. In addition to the new building we will provide six on site parking spaces.]

I encourage you to visit the school and/or call me with any concerns or questions you may have. It is the desire of Carlthorp School and its faculty and staff to maintain a positive relationship in the community.

Looking forward to hearing from you.

Sincerely,

Dorothy Menzies
Dorothy Menzies

DM:tc

O. JOACHIM GRANZOW, M.D.

INCORPORATED

2021 SANTA MONICA BOULEVARD
SANTA MONICA, CALIFORNIA 90404
TELEPHONE (213) 828-1227

PSYCHIATRY AND CHILD PSYCHIATRY

DIPLOMATE, AMERICAN BOARD OF
PSYCHIATRY AND NEUROLOGY

September 19, 1988

City Planning Division
Room 212
City Hall
1685 Main Street
Santa Monica, California 90406-2200

RE: ZA 5101-U, Use Permit, Side and Front Yard Variances,
Parking Variance, 438 San Vicente Boulevard, R3 District

Dear Zoning Administrator:

I am a property owner and live in a private residence across the alley
and close to Carthorp School.

While I wish the school well, I find it bizarre to expand it at its present
location. Not only is there constant school noise drifting over this
tightly packed residential neighborhood, but the traffic congestion
in the alley and, often in two parallel lines, on San Vicente is so severe
that at certain times we cannot get out of our garages.

I strongly feel that not only any expansion of the school should be
denied but that not only in the interest of this residential neighborhood
but also of the students this school needs relocation to an adequate
sized campus.

Any modification or expansion of the school should be out of the
question.

Sincerely yours,

O. J. Granzow, M.D.

OJG:ik

DIPLOMATE, AMERICAN BOARD OF
PSYCHIATRY AND NEUROLOGY

O. JOACHIM GRANZOW, M. D.
INCORPORATED
2021 SANTA MONICA BOULEVARD
SANTA MONICA, CALIFORNIA 90404
TELEPHONE (213) 828-1227
PSYCHIATRY

Private Address
407 Georgina Avenue
Santa Monica, CA 90402

April 4, 1986

RE: Z.A.5026-U
438 San Vicente Blvd.
R3 District

City Planning Division
Room 212, City Hall
1685 Main Street
Santa Monica, CA 90406-2200

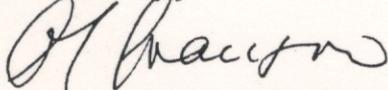
Gentlemen:

I urge you to deny any further building permit for Carlthorp School.

The parking and traffic situation around the school is atrocious in this extremely dense residential area. Alleys and San Vicente Boulevard are at certain times of the day clogged by cars lining up around the block to pick up the children.

Let me add that I wish Carlthorp School well but its location and continuing expansion at the present site is bizarre. I feel that both the school and the Planning Division should spend its time to find a new location in the City of Santa Monica which would serve the needs of the school children better than the present extremely cramped site.

Sincerely,



O. J. Granzow, M.D.

OJG:nj

City of Santa Monica

SIXTEEN EIGHTY FIVE MAIN STREET

SANTA MONICA, CALIFORNIA 90401



Christine E. Reed
Council Member

January 18, 1978

O. Joachim Granzow, M.D.
2021 Santa Monica Blvd.
Santa Monica, Calif. 90404

Dear Dr. Granzow:

Thank you for your letter with regard to Carl Thorp School. I know what a problem you have as I live across the alley from Franklin School, and the situation is equally bad - especially on rainy days.

I am sure the City Manager will respond to the specific questions in your letter. For the present, I will suggest that we communicate with all schools located in residential neighborhoods to elicit their cooperation in resolving this problem.

With regards,

CHRISTINE E. REED
COUNCIL MEMBER

cc: City Manager



CITY OF
SANTA MONICA
CALIFORNIA

DEPARTMENT OF CITY PLANNING

ROOM 212 CITY HALL
EXBROOK 3-9975

January 17, 1978

Dr. O. Joachim Granzow
2021 Santa Monica Boulevard
Santa Monica, California 90404

Dear Dr. Granzow:

Your letter of January 11, 1978 to the City Manager regarding the situation at the Carlthorp School has been referred to this office for response.

We appreciate your concern with the traffic situation and having brought it to our attention. I have spoken with the Carlthorp School administration and they advise that they have only started having some of their children picked up in the alley to relieve some of the congestion at the front and if it doesn't work out it will probably be discontinued. The recent rains have made it somewhat more awkward. Your observations and concerns were related to them and I am sure they will look into the situation and take whatever measures they can to alleviate any adverse effects on their neighbors.

The Carlthorp School has been located at its present location for 35 years and the residential neighborhood surrounding it has greatly increased while the school has remained fairly stable. Enrollment this year over last has only increased by 10 to approximately 170 total enrollment. The school was enlarged by an addition of two classrooms under a Conditional Use Permit granted in May, 1975, notices of which were mailed to all surrounding neighbors. Our records indicate that your notice went to your office at 2021 Santa Monica Boulevard rather than your home and may possibly have been overlooked. Only the owner of the apartments immediately adjacent to the school appeared in opposition to the application, specifically to noise and the prohibition of parking in front of the school from 8 A.M. to 5 P.M. neither of which would be affected by the additional classrooms.

Dr. O. Joachim Granzow

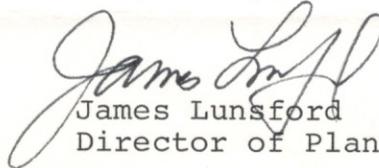
- 2 -

January 17, 1978

I hope this will have answered some of your concerns over the situation and I am sure that the school administrators will do what they can to relieve the neighbors of any unnecessary distress.

Should you wish any information regarding this matter or any relating to your neighborhood or zoning, kindly let me know and I'll be happy to assist you.

Very truly,



James Lunsford
Director of Planning

JL:bt

cc: James Williams, City Manager
Councilwoman Christine Reed
Carlthorp School

O. JOACHIM GRANZOW, M.D.

INCORPORATED

2021 SANTA MONICA BOULEVARD
SANTA MONICA, CALIFORNIA 90404
TELEPHONE (213) 828-1227

PSYCHIATRY AND CHILD PSYCHIATRY

DIPLOMATE, AMERICAN BOARD OF
PSYCHIATRY AND NEUROLOGY

January 11, 1978

City Manager
City Hall
Santa Monica, California 90401

Dear Sir:

This is a complaint about the extremely hazardous traffic conditions caused in the neighborhood by the operation of Carl Thorp School, 438 San Vicente Boulevard.

The alley south of San Vicente as well as the boulevard itself and 4th Street are solidly blocked by parents waiting for long periods to pick up their children, or cars race up and down the alley endangering everybody, especially children and elderly people. The alley entrance on 7th Street is a complete bottle neck and my wife was almost hit there today as well as on one other recent occasion. Also, neither my family nor I can safely get in or out of our garage at such time.

How did the planning authorities ever allow such a massive school operation to occur in a tightly packed residential neighborhood in the first place, and further allow a recent substantial expansion of the school without providing adequate access and parking space?

Sincerely yours,

OJG:ik

O. Joachim Granzow, M.D.

cc: Councilwoman Christine Reed
Santa Monica Police Dept.
Santa Monica Building Dept.

From: [Lisa L](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement Project
Date: Monday, May 18, 2020 4:04:09 PM

EXTERNAL

Hello, My name is Mary Ling and I live at 406 San Vicente Blvd, right next door to Carlthorp School. I write in support of the school's improvement project. I have live in the building just east of the school and it really has been a very good neighbor. The staff has always been very contentious about noise and activity after school hours.

Carlthorp School is a fine institution and one that I am very proud of in Santa Monica. The campus is very small and the kids there deserve more space to be able to thrive.

I will be reaching out to my neighbors and those who work in our building to offer support as well.

Thank you for your time.

Best,
Mary Ling

From: [Claudia Zurek](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Monday, May 18, 2020 5:24:42 PM

EXTERNAL

To whom it may concern,

My name is Claudia Zurek. I have been a resident at Coral Gables located on 416 San Vicente Blvd for the past seven years. The apartment building is located south of Carlthorp School and my unit is right next to the school.

This email is to express my support of the campus improvement project. Carlthorp School has always been a good neighbor and I think the expansion will be helpful for the students and teachers to have more space, and because the number of students is not increasing it seems like there would not be a problem for me personally or to any one of my neighbors. In fact, I am anticipating that there will be less noise once the project is completed.

Sincerely,
Claudia Zurek

From: [Regina Szilak](#)
To: [Melissa Zak](#); [Kenneth Kutcher](#); [Lee A. Kaplan](#)
Subject: FW: Carlthorp School - item 9 B
Date: Monday, May 18, 2020 8:33:36 PM

I'm forwarding a public comment for Carlthorp School sent to my email directly. Melissa, if you can please add to the public comment record for the May 20th hearing. Thanks, Gina

-----Original Message-----

From: Mark Ozzello <markozzello@yahoo.com>
Sent: Monday, May 18, 2020 7:52 PM
To: Regina Szilak <Regina.Szilak@SMGOV.NET>
Subject: Carlthorp School - item 9 B

EXTERNAL

Dear Planning Commissioners:

I am writing to you to give my support to all of the improvements that are being considered at your meeting on May 20. I have coached Carlthorp students for many years in a local volleyball league. The students' hard work and good behavior are part of the Carlthorp tradition. That carries over to their sports activities, even off-campus. They are cooperative and great to work with.

On-campus, the field that Carlthorp is proposing is a really unique way to tackle a space problem they have had for some time. I am familiar with their present-day sports area and can tell you that it is definitely on the small side. Air circulation and space are even more important with the Coronavirus situation, which might be with us for several years.

So I ask you: please vote yes on this project.

Thank you,

MARK OZZELLO

SANTA MONICA

From: [Nick Geller](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Monday, May 18, 2020 9:47:26 PM

EXTERNAL

Dear Sir or Madam,

We are writing as a neighbor on San Vicente **in support of** the Carlthorp School improvement project. Carlthorp School has always been a good neighbor and a fixture of the community. We believe that the planned improvements will not negatively impact our neighborhood.

Thank you for your consideration.

Best,
Leslie & Nick Geller

From: [Thao](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Monday, May 18, 2020 10:35:37 PM

EXTERNAL

Dear Planning Commissioners,

We write this message to express our full and unconditional support of Carlthorp School and their request for improvement to the property at 438 San Vicente Blvd. We are neighbors of the school, living four blocks away and enjoy the strong community feeling that the school brings. We regularly see many children walking to school in the morning and feel that the enhancements would be beneficial to our neighborhood.

Please let us know if you have any questions or comments regarding our unreserved support for this project.

Best regards,
Thao and Sherman Ma

From: [Douglas Brian Martin](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 1 of 13
Date: Tuesday, May 19, 2020 8:19:13 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval. Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom. I will be more than pleased to review revised plans.

signed. Safa Khaderi  date. 5/13/20

address. 437 San Vicente Blvd #A, Santa Monica CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval. Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom. I will be more than pleased to review revised plans.

signed.  date. 5/17/20

address. 425 San Vicente Blvd
Santa Monica CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. Jeff McQuade date. 5/14/20

address. 425 San Vicente, Santa Monica, CA
Apt A 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. A. Sullivan date. 5-17-20

address. 445 San Vicente Blvd 90402

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 2 of 13
Date: Tuesday, May 19, 2020 8:19:22 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

To Whom It May Concern:

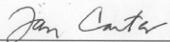
I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed.  date. 5/14/2020

address. 437 San Vicente Blvd #A Santa Monica, CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed.  date. 5/11/20

address. 447 San Vicente Blvd. #4
Santa Monica, 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. *Paul Gustafson* date. 5/15/20
PAUL GUSTAFSON

address. 441 SAN VICENTE BLVD. APT. A
SANTA MONICA, CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. *Linda Lucella* date. 5-14-2020

address. 449 San Vicente, Apt 4

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 3 of 13
Date: Tuesday, May 19, 2020 8:19:27 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

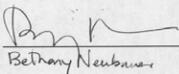
To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed.  date. 4/13/2020
address. 451 San Vicente Blvd. #11
Santa Monica, Ca 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed.  date. 5/15/20
address. 441 San Vicente Blvd, Apt A
Santa Monica CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed. Olivia Cervone date. 5-13-20

address. 437 San Vicente Bl. #3 San Rafael

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 4 of 13
Date: Tuesday, May 19, 2020 8:19:42 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. *[Signature]* date. 5/12/20

address. 449 San Vicente Blvd. Apt. 3
San Jose, CA 95128

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. *[Signature]* date. MAY 11, 2020

address. 441 SAN VICENTE Blvd. # B

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval. Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom. I will be more than pleased to review revised plans.

signed. *Janet Janssen* date. MAY 11, 2020

address. 441 SAN VICENTE Blvd. #B

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval. Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom. I will be more than pleased to review revised plans.

signed. *Concetta Di Matteo* date. May 12, 2020
Concetta Di Matteo

address. 447 SAN VICENTE Blvd, #2
SANTA MONICA, CA 90402

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 5 of 13
Date: Tuesday, May 19, 2020 8:19:46 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. *[Signature]* date. 05.17.2020

address. 435 San Vicente Blvd. Apt M
Santa Monica CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. *[Signature]* date. 05.17.2020

address. 435 San Vicente Blvd Apt M
Santa Monica CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval. Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom. I will be more than pleased to review revised plans.

signed.  date. 5-17-20

address. 490 SAN VICENTE BLVD. #A
SMITH MONROE, CA 90402

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 6 of 13
Date: Tuesday, May 19, 2020 8:19:55 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. [Signature] date. 5/17/2020

address. 435 San Vicente Blvd #A
Santa Monica, 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. [Signature] date. May 17th

address. 435 San Vicente

To Whom It May Concern:

I oppose the current expansion plan for the Carlinthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. *[Signature]* date. 5-17-2020

address. 425 B SAN VICENTE BLVD, SANTA MONICA CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlinthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. *[Signature]* date. 5-17-2020

address. 423 SAN VICENTE BLVD

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 7 of 13
Date: Tuesday, May 19, 2020 8:20:03 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. [Signature] date. 5/17/20
address. 425 San Vicente Blvd. UNIT C

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. [Signature] date. 5/17/20
address. 425 SAN VICENTE BLVD. UNIT C

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed. *Raymond P. Johnson* date. 5-17-2020

address. 425 San Vicente Apt-D Santa Monica 90407

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 8 of 13
Date: Tuesday, May 19, 2020 8:20:17 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. _____ date. _____

address. _____

Sm Blvd 90402

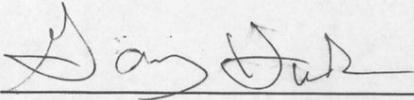
5/17/20

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.  date. 5/17/2020

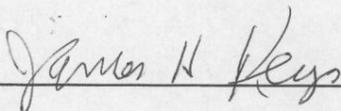
address. 427 San Vicente #A SM. 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.  date. 5/17/20

address. 435 SAN VICENTE BL Apt. I
S. m, calif 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed. BERWASKY date. 5/17/20

address. 435 Jan Vicente Blvd, Apt L

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 9 of 13
Date: Tuesday, May 19, 2020 8:20:26 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval. Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom. I will be more than pleased to review revised plans.

signed Jose A. Martin date 5/17/2020

address 435 SAN VICENTE BLVD "E"

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval. Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom. I will be more than pleased to review revised plans.

signed Johny Stith date 5-17-2020

address 435 San Vicente Blvd, Apt 6, Santa Monica, CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval. Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom. I will be more than pleased to review revised plans.

signed. Ronald C. Landry date. 5-17-2020

address. 435 San Vicente Blvd. APT. J Santa Monica, CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval. Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom. I will be more than pleased to review revised plans.

signed. Carmen Land date. 5-19-2020

address. 435 SAN VICENTE APT J

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 10 of 13
Date: Tuesday, May 19, 2020 8:20:32 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. [Signature] date. 5/17/20

address. 427 So. Vireo Blvd Apt D

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. [Signature] date. 5-18-2020

address. 437c Stavucato Suncadeor

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. M. Baker date. 5-17-20

address. 435 San Vicente St. Sugarcoz

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 11 of 13
Date: Tuesday, May 19, 2020 8:20:51 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

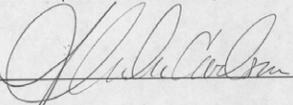
To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed.  date. 5/17/20
address. 435 San Vicente Blvd. Unit N, SM 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed.  date. 5/17/20
address. 435 San Vicente Blvd unit N, 90402

To Whom It May Concern:

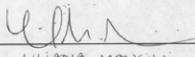
I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed.  BRICE LE ROUX date. 5/15/20

address. 449 SAN VICENTE BLVD, #A, 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed.  date. 5/15/20
LILIANA MANCINI

address. 449 SAN VICENTE BLVD APT. A 90402

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 12 of 13
Date: Tuesday, May 19, 2020 8:20:58 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed: [Signature] date: 5/17/20

address: 435 San Vicente Blvd #D
SM, CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of the plan prior to approval.
Plans as drawn will have a negative effect on quality of life in my neighborhood. I request revisions which address issues including abatement of noise from the 125 foot long - elevated playground and lack of adequate on site parking for school staff and activities including the proposed multi purpose room/ classroom.
I will be more than pleased to review revised plans.

Signature	Date	Address
<u>[Signature]</u>	<u>5/16/20</u>	<u>435 San Vicente Blvd F SM 90402</u>
<u>Kim Cavalier</u>	<u>5/16/20</u>	<u>435 San Vicente Blvd H</u>

Petition pick-up on
Wednesday, May 13th

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of the plan prior to approval.

Plans as drawn will have a negative effect on quality of life in my neighborhood. I request revisions which address issues including abatement of noise from the 125 foot long - elevated playground and lack of adequate on site parking for school staff and activities including the proposed multi purpose room/classroom.

I will be more than pleased to review revised plans.

Signature	Date	Address
<i>Sam Wilson</i>	5/11/20	427 San Vicente Blvd SM, 90402
Winnie PAGER	5/11/20	425 B San VICENTE SM, 90402
Heather Johnson		427 San Vicente Blvd
<i>[Signature]</i>	5/13/2020	415 San Vicente
<i>[Signature]</i>	5/17/2020	415 San Vicente

From: [DgMa](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion Plans 13 of 13
Date: Tuesday, May 19, 2020 8:21:15 AM

EXTERNAL

The plans for the expansion of the Carlthorp School are flawed and need to be revised. Please find signatures of 60 residents with no connection to the Carlthorp School who have reviewed documents supplied to the city and found them in need of revision.

Please find attached documents signed by residents opposed to Carlthorp School Expansion in present form.

please signed
at your door
don't pick-up on
Wednesday, May 13th.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. [Signature] date. 5/12/20

address. 420 Georgia Ave

please signed
at your door
don't pick-up on
Wednesday, May 13th.

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. [Signature] date. 05/12/2020

address. 420 Georgia Ave
Santa Monica CA 90402

leave signed
copy at your door.
Please pick-up on
Wednesday, May 13th.

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. Justin Pavpan date. 5/11/20

address. 404 GEORGIA AVE - June 1

leave signed
copy at your door.
Please pick-up on
Wednesday, May 13th.

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. Shawn O'Connell date. May 11, 2020

address. 404 GEORGIA - June 1

leave signed
copy at your door.
Please pick-up on
Wednesday, May 13th.

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

signed. [Signature] date. May 12, 2020

address. 620 Georgina Avenue
Santa Monica CA 90402

Please leave signed
copy at your door.
Please pick-up on
Wednesday, May 13th.

To Whom It May Concern:

I oppose the current expansion plan for the Carthorp School as it is currently configured and request further review and revision of plan prior to approval.
Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.
I will be more than pleased to review revised plans.

*The object: to the parkings often blocking my driveway
and the pick up parking*

signed. [Signature] date. May 11, 2020

address. 420 GEORGIA AVENUE

From: [Gary Hudson](#)
To: [Planning Commission Comments](#)
Subject: SCHOOL EXPANSION
Date: Tuesday, May 19, 2020 9:38:36 AM

EXTERNAL

Good Morning,

I live directly across the street from the school at 427 San Vicente. Over the yrs, I have complained to many times to count about the unnecessary noise as the kids arrive around 7:30 to 8 am yelling and screaming waking everyone. The school is always very nice and say they will certainly take my complaint under advisement and nothing ever changes.

I also went to a neighborhood elementary school, grades 1-7, in Va. "Hilton School". From the age of 6-12, myself and my friends walked to school every morning a few blocks. As we walked, we were told by the school and our parents to be respectful of the neighborhood and walk to our class quietly. If we didn't, we would get in trouble and punished. The punishment if you didn't comply was you had to miss recess. So we were respectful of that rule.

These kids are like wild beasts in the morning screaming, and nothing is done. Some mornings a teacher is on a bull horn shouting directions at 8 am. With total disregard of the neighborhood. It's frankly unacceptable, as is any expansion and the construction that goes with it. I don't mind the school at all, as I enjoy kids. Don't mind the noise after a reasonable hour when they are at recess. I'm always throwing volleyballs back over the fence when they fly over. Which is quite often.

However, I do mind the unnecessary noise every morning as they arrive, and the school's unwillingness to do anything about it, and the schools total disregard of the neighborhood.

I think kids need to be taught respect, and consideration of others...according to the environment they are in, in this instance. These lessons are sorely missing in our society, and regrettably are on display every morning at this school.

I ask you not to allow this construction as the size of their lot doesn't support it, and the noise will increase to a degree that is unfair to the neighborhood.

Thank you,

Gary Hudson

From: jbennett@jamespbennett.com on behalf of [Joan Bennett](#)
To: [Planning Commission Comments](#)
Cc: [Joan Bennett](#)
Subject: Registered: Carlthorpe School Expansion plans
Date: Tuesday, May 19, 2020 10:05:32 AM
Attachments: [image001.png](#)
[Carlthorpe School.pdf](#)

 REGISTERED EMAIL™ | ENCRYPTED TRANSMISSION

You have received an encrypted email from **Joan Bennett**. To reply to this message encrypted, please [click here](#).

EXTERNAL

Sincerely,

Joan Bennett, CIC, CRM
Senior Account Executive

J|P|B James P. Bennett
& Company
Managing Risk, Insuring Business Since 1932

Main: 310-450-9184 X 122
Direct: 310-452-4672 | Cell: 310-795-6897
Fax: 310-452-7515
2716 Ocean Park Blvd. Suite 1045
Santa Monica, CA 90405-5293
License # 0210226

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the exclusive use of the intended recipient(s) and may contain information that is confidential, proprietary and legally privileged. Any unauthorized review, use, disclosure, distribution or copying of this message and its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply e-mail and destroy all copies of this message and its attachments whether in electronic or hard copy format.

 RPost® PATENTED

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

Joan C. Bennett

signed. _____ date. 5.19.20 _____

450 San Vicente Blvd. #104 Santa Monica CA 90402

address. _____

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed. _____ date. _____

address. _____

From: [Ashley Greenberg](#)
To: [Planning Commission Comments](#)
Subject: Re: 19ENT-0250, 20ENT-0066
Date: Tuesday, May 19, 2020 10:24:01 AM

EXTERNAL

To Whom It May Concern:

I am writing to express my support Re: 19ENT-0250, 20ENT-0066 at 438 San Vicente Blvd. I live in the building next door, 416 San Vicente Blvd., in Unit #111, and find that Carlthorp School is a great neighbor! The school staff and families who attend are all kind and respectful. Especially considering enrollment would not be increasing (and therefore no increase in traffic to the area), I think the construction plans, which would provide more space for the students to learn and play, seem very reasonable.

Sincerely,
Ashley Greenberg

From: [Douglas Brian Martin](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp School Expansion Plans
Date: Tuesday, May 19, 2020 10:55:35 AM

EXTERNAL

CARLTHORP SCHOOL at 438 San Vicente Blvd. wants to increase its campus by almost 15,000 SQUARE FEET. Their plan includes a 65' x 75' UNDERGROUND BUNKER and a 125' long 30' tall ELEVATED PLAYGROUND that will reverberate playground & ball playing sounds into homes on San Vicente Blvd. and Georgina Ave.

This 15,000sf expansion, larger than many homes in the neighborhood, has been termed 'minor' by the city, and the underground bunker, identified as a multi-purpose room, has been classified as 'not a classroom' - to be used by students receiving instructions from teachers yet not a classroom. Q: How can that be? A: If defined as a classroom expansion plans would have to provide additional parking on site. Which they do not.

This mind twisting labeling of a classroom as not a classroom compels examination of how the proposed expansion plans, reviewed by the City Planning Department, were allowed to continue as far as they have. This mis-labeling of a classroom is one of multiple deceptions in the expansion plans.

Foremost in the deceptions is the claim that noise from the 10,000 square foot elevated playground will be abated by an 8 foot high wall. The school has submitted, in plan form as well as perspective renderings, a basketball court on the elevated playground. A basketball hoop is 10 feet high, the backboards hoops are attached to are even higher, close to 13', yet the school claims the sound of basketballs hitting a backboard over 4' above a 8' wall will be contained. Simple math and common sense tell us these claims of sound containment are nonsense.

Carlthorp School currently has 32 parking spaces for their staff of 80. The remaining school staff clog our streets every day. Any reasonable expansion plan would include additional parking. This expansion plan is an attempt to skirt regulations designed to protect the quality of our lives. This plan as drawn is unreasonable and must be revised. This plan must not be realized in current form.

From: [LIBBY WEINTRAUB](#)
To: [Planning Commission Comments](#)
Cc: glowersals@aol.com
Subject: Regina Szilak re: 19ENT-0250, 20ENT-0066
Date: Tuesday, May 19, 2020 12:21:22 PM
Attachments: [Carlthorp School Expansion .docx](#)

EXTERNAL

Dearest Regina,

My husband and I are residents at 515 Georgina Avenue Santa Monica and share the Georgina Place Ally with the Calthorp School, along with many of our neighbors. I am including here in this email a signed letter from us both opposing the current extension plan as it is currently configured, and we request further review and revision of the plan prior to approval.

Thank you so much for your consideration and review of our letter and concerns at the meeting scheduled for this wednesday 20th at 5:30pm.

Kindest regards

Libby Weintraub

May 18th 2020

To Whom It May Concern,

Both my husband and I reside at 515 Georgina Avenue in Santa Monica, CA 90402. We have lived here for 8 years and moved into the area to raise a family and enjoy the beauty peace and quiet of the neighborhood. We have recently reviewed the current expansion plan for the Carlthorp School located at 438 San Vicente Blvd, and out rightly oppose the plan as it is currently configured, and request further review and revision of plan prior to approval.

The plan, as it is currently drawn will have a negative effect on the quality of life of our entire neighborhood. The planned expansion, including the 65' x 75' underground bunker and 125-foot-long, 30-foot-tall elevated playground will reverberate playground & ball playing sounds into all of our homes located between 4th and 7th street on San Vicente Blvd and Georgina Ave.

The plans submitted by the Carlthorp School describe a basketball court on the elevated playground and that the noise from the 10,000 square foot elevated playground will be abated by an 8-foot-high wall. A basketball hoop is 10 feet high, the backboards even higher, yet the school claims sound will not be an issue. Simple math and common sense tell us these claims are nonsense.

The School currently has 32 parking spaces for their staff of 80. The remaining school staff clog our streets every day making it difficult to park in front of our homes. Any reasonable expansion plan would include additional parking. This expansion plan is an attempt to skirt regulations designed to protect the quality of our lives. This plan in its current form is unreasonable and must be revised.

We request revision to the plan to address issues including abatement of noise from 125-foot-long - elevated playground, lack of adequate onsite parking for school staff, and realistic defining of what is labeled as a multipurpose room for what it is - a classroom.

We will be more than pleased to review revised plans.

Kindly,

Libby and Stephen Weintraub.

Libby June Weintraub _____

Stephen Eric Weintraub _____

From: [Scott Watt](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School- 438 San Vicente Blvd
Date: Tuesday, May 19, 2020 2:54:27 PM

EXTERNAL

To all it may concern:

I have been a resident in Santa Monica for the past 20 years. Living on Ocean then moving to Adelaide, I have enjoyed living in this city very much and watching the community develop. I am in favor of letting the school system develop and grow. I have personally seen the friendliness from the staff and students at Carlthorp School. Being so close to the school, I have never had a problem with the amount of people the school brings in. I believe it would be a great idea to expand Carlthorp School as it is a great example of a strong school. I support the plans of Carlthorp School to expand and evolve.

Thank you and please take my comment into consideration,

James Scott Watt

Scott Watt

Chairman

Watt Companies, Inc.

PH \ 310.314.2490 FX \ 310.460.4113

swatt@wattcompanies.com

www.wattcompanies.com



Save a tree: Consider the [environment](#) before printing this email.

IMPORTANT NOTICE:

This e-mail transmission and any documents, files or previous e-mail messages attached to it are the property of Watt Companies, Inc. and/or one or more of its related entities, and may contain information which is proprietary, confidential and/or legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby instructed that any disclosure, copying, printing, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone or return e-mail and delete the original transmission and its attachments without reading or saving in any manner. Nothing contained in this e-mail transmission may be construed to bind the individual sender, Watt Companies, Inc., its subsidiaries, related entities, nor their officers, directors, shareholders, members, managers, employees, agents, or any of them, to any contractual term, promise or condition of any kind. 200X_Disclaimer

From: [Regina Szilak](#)
To: [Melissa Zak](#); [Kenneth Kutcher](#); [Lee A. Kaplan](#)
Subject: Public Comment Carlthorp School 438 San Vicente Blvd.
Date: Tuesday, May 19, 2020 3:35:57 PM

Melissa please add to the public comment list for today. I'm also forwarding the comment to the applicant's attorney(s).

It was emailed directly to myself, Jing and the Commissioners. Thanks, Gina

From: Jose E. Feliciano <joseefeliciano@gmail.com>
Sent: Tuesday, May 19, 2020 3:32 PM
To: Mario Fonda-Bonardi <Mario.Fonda-Bonardi@SMGOV.NET>; Nina Fresco <Nina.Fresco@SMGOV.NET>; Leslie Lambert <Leslie.Lambert@SMGOV.NET>; Richard McKinnon <Richard.McKinnon@SMGOV.NET>; Shawn Landres <Shawn.Landres@SMGOV.NET>; Jim Ries <Jim.Ries@SMGOV.NET>; Elisa Paster <Elisa.Paster@SMGOV.NET>
Cc: Jing Yeo <Jing.Yeo@SMGOV.NET>; Regina Szilak <Regina.Szilak@SMGOV.NET>
Subject: Carlthorp School expansion

EXTERNAL

To Staff and Commissioners,

My wife and I are blessed to be owners on the north side of Georgina. We share an alley with Carlthorp School so we consider the school to be a close neighbor.

Carlthorp School has been in this neighborhood much longer than we have. That being said, we have found Carlthorp to be a very good and respectful neighbor. And although we have no affiliation with the school, the staff at Carlthorp has shared their plans with us and has been willing to explain those plans to us in more detail. As such, after considering the impact to us and others in the neighborhood, we would like to provide our support to Carlthorp's continued investment in their campus. We have no concerns for the Commission to do the same.

We consider ourselves fortunate to be part of the Santa Monica

community and to have such a well rounded and vibrant community. It's very nice to have such a quality and responsible school nearby in our residential neighborhood.

Above all, we wish for safety and good health for all in these uncertain times.

Respectfully,
José

José E. Feliciano
joseefeliciano@gmail.com

From: [Janet Parker](#)
To: [Planning Commission Comments](#)
Subject: 438 San Vicente
Date: Tuesday, May 19, 2020 6:39:18 PM

EXTERNAL

Hi there,

Here are questions I would like to submit for tomorrow's meeting.

What level of noise increase is anticipated after the construction is complete and is being fully utilized? What steps are being taken to mitigate any increased noise to the residents. The double paned windows installed many years ago do not shut out much noise.

How many hours per day will the children be playing?

Will there be additional events planned at night or on the weekends? Please advise.

Thanks very much.

Janet Parker

Sent from my iPhone

This email may contain information that is confidential or is otherwise the property of RPA or its clients. Any use of this information for purposes other than that for which it was intended, including forwarding the information to unauthorized parties or using the ideas or materials contained in this email, may violate U.S. or foreign laws, and is prohibited. If you received this message in error, please let the sender know and delete the message immediately.

From: [Alya Wilhelm](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Tuesday, May 19, 2020 6:39:51 PM

EXTERNAL

Hello,

I hope this email finds you well. We are writing in regard to the public hearing with the Planning Commission scheduled for tomorrow, [Wednesday, May 20](#).

We would like to offer our strong support for Carlthorp School's proposed project. We live on Georgina Avenue and are a direct neighbor of the school.

Our understanding is that the school is seeking to increase playground/field area and make enhancements to their Multipurpose Room and classrooms.

As currently outlined, the proposal is clear and we do not believe that there will be any negative impact to us, our neighbors, or the community at large. In fact, we have found that having Carlthorp as a neighbor has been very easy. From our experience, the school has been consistently sensitive to our needs as well as those of the community and I have no doubt that they will continue to maintain that thoughtfulness and integrity moving forward. It is in their interest to work together with the community in a collaborative way, as they already have for many years, and we, in turn, should reciprocate and allow them to make the outlined enhancements to their facility without further delay.

Please don't hesitate to reach out should you wish to discuss further.

We appreciate your consideration and attention to this matter.

Warmly,

Alya and Aaron Wilhelm

From: [Jeffrey Brecht](#)
To: [Planning Commission Comments](#)
Cc: [Nina Fresco](#); [Mario Fonda-Bonardi](#); [Richard McKinnon](#); [Leslie Lambert](#); [Elisa Paster](#); [Jim Ries](#); [Shawn Landres](#); [Elizabeth Lerer](#); [Phil Brock](#); [Steven Salsberg](#); [Doug Martin](#)
Subject: Opposition to Carlthorp School Expansion Plan
Date: Tuesday, May 19, 2020 6:48:19 PM

EXTERNAL

Planning Commission,

As a long time resident of the San Vicente Historic District, a board member of the Historic San Vicente Coalition, and a board member of the North of Montana Association, **I strongly oppose the proposed expansion** of the Carlthorp School. Their existing activities are a burden on the neighborhood and the proposed expansion would make things worse. **60 of the school's immediate neighbors signed a petition opposing the expansion as well.** Copies of the petition were provided to the planning commission on 5/19 at 6:06PM.

When school is in session, Carlthorp's activities degrade the quality of life for San Vicente residents in the following ways:

1. Constant noise impacts every facet of life. In my own home, it is the backdrop to every conversation and it makes conducting business from home a challenge.
2. Staff and parents of the school take parking spots on San Vicente away from residents. The result is that we must park blocks away from our homes.
3. Dangerous traffic situations are created every morning and afternoon. A traffic line literally wraps around the block and backs up onto 7th street at Georgina. My wife and I must take extra care when walking through our neighborhood during these times.

When the school is not in session, these problems vanish.

Regarding public comments, as of 5/19, 7 of the 16 responses were sent from individuals employed by the school. 2 others were sent by individuals who do not neighbor the school. The voice of the residents is clear. We oppose this expansion.

Thank You,

Jeff Brecht
415 San Vicente Blvd.
Santa Monica, CA 90402

From: [Bakha Komak](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion
Date: Tuesday, May 19, 2020 7:01:55 PM

EXTERNAL

Planning Commission,

As a resident who lives directly across the street from Carlthorp, I am writing to voice my opposition to the Carlthorp School's proposed expansion plans. They already create too much noise, traffic jams, and a lack of parking. They should not be allowed to expand further. If anything, they should fix the existing problems that their operations have created.

This is a residential neighborhood. It gets very congested in the afternoon when I'm trying to drive home from work. This expansion would make the existing situation even more arduous.

Thank You,

Bakha Komak
415 San Vicente Blvd.
Santa Monica, CA 90402

From: [Arik Kashper](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Tuesday, May 19, 2020 7:57:48 PM

EXTERNAL

Hello,

I hope this email finds you well. We are writing in regard to the public hearing with the Planning Commission scheduled for tomorrow, Wednesday, May 20.

We would like to offer our strong support for Carlthorp School's proposed project. We are neighbors of the school.

As currently outlined, Carlthorp's proposal is clear and thoughtfully outlined. From our experience, the school has been consistently sensitive to the needs of its neighbors as well as those of the community and we have no doubt that they will continue to maintain that thoughtfulness and integrity moving forward. We strongly urge you to allow them to make the outlined enhancements to their facility without further delay.

Please don't hesitate to reach out should you wish to discuss further.

We appreciate your attention to this matter.

Warmly,

Arik and Mara Kashper

706 10th Street
Santa Monica, CA 90402

From: [Savis Zarrabian](#)
To: [Planning Commission Comments](#); [Regina Szilak](#)
Subject: 19ENT-0250, 20ENT-0066 - 438 San Vicente Blvd.
Date: Tuesday, May 19, 2020 10:13:39 PM

EXTERNAL

To Regina Szilak, Associate Planner and the City of Santa Monica Planning Commission:

As resident neighbors for over 20 years, we are very much opposed to the granting of any form of Conditional Use Permits to Carlthorp School, located at 438 San Vicente Blvd. Not only does Carlthorp have insufficient parking for its own staff, but for visitors and parents as well. In fact, every day we observe Carlthorp employees, visitors and parents parking their vehicles in the limited street spaces available for the area residents on San Vicente Boulevard, 4th Street and Georgina. As a result, the area has become unnecessarily congested, with street parking becoming incredibly difficult for residents to find, many of whom are elderly or disabled. The problem would be greatly reduced if Carlthorp expanded its parking facilities to support its needs, instead of other operations.

Throughout the greater Los Angeles and Santa Monica area, street parking is restricted by permit near schools. One need not look further than the streets adjacent to Santa Monica High School, Santa Monica College and countless other area schools. However, the streets near and around Carlthorp are open to the public, rendering them available for Carlthorp's business use. This is highly inappropriate as it is.

Simply said, the streets are already congested and now overcrowded due to Carlthorp's expansion over the last few years. Carlthorp staff, parents and visitors have had a substantively adverse impact on the quality of life for area residents, who, like us, continually weigh their options when considering a short trip out of fear that there will be no parking available upon their return.

Any further expansion of Carlthorp will only compound this existing problem. Therefore, we strongly oppose the current Conditional Use Permit until the school can provide its own private parking for staff, visitors and parents as needed without over burdening the limited street parking that is available to the area residents.

Thank you.

Ebby & Savis Bakhtiar

From: [Douglas Brian Martin](#)
To: [Planning Commission Comments](#)
Cc: [Jeffrey Brecht](#); [Elizabeth Lerer](#); [Phil Brock](#)
Subject: Carlthorp School Expansion Plans - 14 comments
Date: Tuesday, May 19, 2020 10:56:48 PM

EXTERNAL

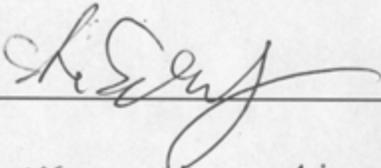
Please find attached 14 additional comments regarding Carlthorp School Expansion Plans

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.  date. 5/19/2020

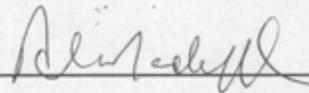
address. 416 San Vicente Blvd. #204
Santa Monica, CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carllthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.  date. 5/18/20

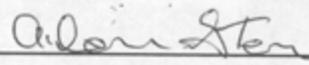
address. 416 San Vicente Blvd SM 90402
number 105

To Whom It May Concern:

I oppose the current expansion plan for the Carllthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.  date. MAY 18, 2020

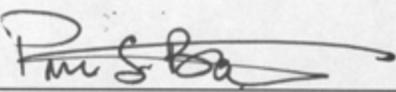
address. 416 San Vicente Bl. SANTA MONICA
90402 #105

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.  _____ date. 5-19-20
Parvinder Bakhtiar

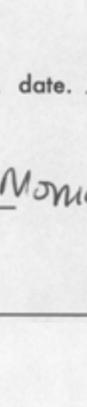
address. 326 San Vicente Blvd #R, Santa Monica, CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.  _____ date. 5-19-2020
Saws Karabian

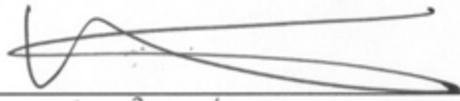
address. 326 San Vicente Blvd #G, Santa Monica, CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.  date. 5/19/2020
Eddy Bakhtiar

address. 326 SAN VICENTE BLVD #A SANTA MONICA CA
90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed. David S. Ebrahimi date. 5-19-20

address. 326 San Vicente Blvd #C
SANTA MONICA CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed. Giti S. Esfahani date. May 19-20

address. 326 San Vicente Blvd #C
S. m. C.A. 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed. CM date. 5/19/2020

address. 416 San Vicente Blvd Apt 104, Santa Monica, 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.



date.

5/19/20

address.

4116 San Vicente Blvd #104, Santa Monica, CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.



date.

5/19/20

address.

326 San Vicente Blvd. #E

To Whom It May Concern:

I oppose the current expansion plan for the Carllthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.  date. 5/19/20

address. 326 San Vicente Blvd Apt 3

To Whom It May Concern:

I oppose the current expansion plan for the Carllthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed.  date. 05/19/20

address. 326 San Vicente Blvd. Santa Monica CA 90402

To Whom It May Concern:

I oppose the current expansion plan for the Carlthorp School as it is currently configured and request further review and revision of plan prior to approval.

Plan as drawn will have negative effect on quality of life in my neighborhood. I request revision to plan to address issues including abatement of noise from 125 foot long - elevated playground, lack of adequate on site parking for school staff, and realistic defining of what is labeled as a multi purpose room for what it is - a classroom.

I will be more than pleased to review revised plans.

signed. Allen Kamjin date. 05/19/2020

address. 326 SAN VICENTE BLVD, SANTA MONICA CA 90402

From: [Douglas Brian Martin](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Expansion Plans comment
Date: Tuesday, May 19, 2020 10:59:27 PM
Attachments: [Carlthorp School Expansion .docx](#)

May 18th 2020

To Whom It May Concern,

Both my husband and I reside at 515 Georgina Avenue in Santa Monica, CA 90402. We have lived here for 8 years and moved into the area to raise a family and enjoy the beauty peace and quiet of the neighborhood. We have recently reviewed the current expansion plan for the Carlthorp School located at 438 San Vicente Blvd, and out rightly oppose the plan as it is currently configured, and request further review and revision of plan prior to approval.

The plan, as it is currently drawn will have a negative effect on the quality of life of our entire neighborhood. The planned expansion, including the 65' x 75' underground bunker and 125-foot-long, 30-foot-tall elevated playground will reverberate playground & ball playing sounds into all of our homes located between 4th and 7th street on San Vicente Blvd and Georgina Ave.

The plans submitted by the Carlthorp School describe a basketball court on the elevated playground and that the noise from the 10,000 square foot elevated playground will be abated by an 8-foot-high wall. A basketball hoop is 10 feet high, the backboards even higher, yet the school claims sound will not be an issue. Simple math and common sense tell us these claims are nonsense.

The School currently has 32 parking spaces for their staff of 80. The remaining school staff clog our streets every day making it difficult to park in front of our homes. Any reasonable expansion plan would include additional parking. This expansion plan is an attempt to skirt regulations designed to protect the quality of our lives. This plan in its current form is unreasonable and must be revised.

We request revision to the plan to address issues including abatement of noise from 125-foot-long - elevated playground, lack of adequate onsite parking for school staff, and realistic defining of what is labeled as a multipurpose room for what it is - a classroom.

We will be more than pleased to review revised plans.

Kindly,

Libby and Stephen Weintraub.

Libby June Weintraub _____

Stephen Eric Weintraub _____

From: [Mary Jimenez](#)
To: [Planning Commission Comments](#)
Subject: 19ENT-0250, 20ENT-0066 438 San Vicente Blvd. Calthorp Schoolattn. Regina Szilak
Date: Wednesday, May 20, 2020 12:19:58 AM

EXTERNAL

attention: Regina Szilak, Associate Planner

I oppose the current expansion plan for the Calthorp School as it is currently configured and request further review and revision prior to plan approval.

Plan, as drawn, will have a negative effect on the quality of life in my neighborhood. I request a revision to plan to address issues including abatement of noise from a 125 foot long elevated playground, lack of adequate on-site parking for school staff, and realistic definition of what is labeled a multi-purpose room for what it is: a classroom.

Thank you,

Mary Jimenez

450 San Vicente Blvd.

Santa Monica 90402

From: [Julius Potoczki](#)
To: [Planning Commission Comments](#)
Subject: 19ENT-0250, 20ENT-0066 438 San Vicente Blvd. Calthorp School attn. Regina Szilak
Date: Wednesday, May 20, 2020 12:24:30 AM

EXTERNAL

attention: Regina Szilak, Associate Planner

I oppose the current expansion plan for the Calthorp School as it is currently configured and request further review and revision prior to plan approval.

Plan, as drawn, will have a negative effect on the quality of life in my neighborhood. I request a revision to plan to address issues including abatement of noise from a 125 foot long elevated playground, lack of adequate on-site parking for school staff, and realistic definition of what is labeled a multi-purpose room for what it is: a classroom.

Thank you,

Julius Potoczki

450 San Vicente Blvd.

Santa Monica 90402

From: [Jeff DiCicco](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp plans
Date: Wednesday, May 20, 2020 3:21:09 AM

EXTERNAL

To Whom it May Concern:

I've been a resident at 435 San Vicente Blvd for nearly two decades now. For the most part, I've never had any issues with Carlthorp... though, the kids and their PE teacher can get rather loud during recess. I understand and accept it.

However, I am very concerned with the idea of them adding a rooftop playground which would span the entire width of their property. I've seen the renditions and understand they will, for obvious reasons, include an eight-foot wall but I am certain that this will not help remedy the sound volumes which will emit from this entire area.

Where I respect the needs to provide for their students, this idea is without a doubt, excessive... in fact, it's actually quite offensive to the neighborhood in general.

I strongly oppose this rooftop playground proposal.

Sincerely,
Jeff DiCicco

Jeff DiCicco
fine artist

435 San Vicente Boulevard
Santa Monica, California 90402
310.395.4498 h
310.922.7417 c
www.jeffdicicco.com
jeff@jeffdicicco.com

From: [Elizabeth Lerer](#)
To: [Leslie Lambert](#); [Nina Fresco](#); [Richard McKinnon](#); [Elisa Paster](#); [Shawn Landres](#); [Mario Fonda-Bonardi](#); [Jim Ries](#); [Planning Commission Comments](#)
Subject: Item 9-B: 438 San Vicente Boulevard (Conditional Use Permit 19ENT-0250, Minor Modification 20ENT-0066)
Date: Wednesday, May 20, 2020 8:28:53 AM

EXTERNAL

Honorable Planning Commissioner,

I support my neighbors who oppose Carlthorp's expansion.

I oppose the current expansion plan and ask you do all you can to address the serious concerns of Carlthorp's immediate neighbors and have the school submit modifications that will reduce the negative impacts of the school's expansion.

1. Better sound mitigation at the source of what is to be a noisy playground.

Please recommend additional noise prevention techniques to protect those living in the nearby apartments with windows, in some cases, only 20-30 feet away from the proposed rooftop playground/basketball court. These are old apartment buildings with the only climate control are windows that must be opened.

They fear that the sports program will ramp up to include additional sporting events with invited spectators cheering, whistles and coaches yelling, etc...

2. Better ways to handle parking issues.

If the "multipurpose" / auditorium brings in audiences, on these occasions, could there be a rule for requiring offsite parking and shuttle service to and from the school?

There already exist the problem of lines of cars double parked and idling that wrap around three blocks as kids are dropped off and picked up. That is three blocks of engines idling and exhaust, sound and noise pollution wafting into apartments and homes twice daily.

With 80 staff employees and only 35 on campus parking places, Carlthorp takes over street parking daily.

Also to note is the regular and constant school activities that bring visitors to the school, parent / teacher meetings etc. More cars.

Thank you for your careful deliberation and ability to resolve these problems.

This proposed expansion is at your discretion.

Please do not approve this current plan.

The school should not be allowed to dominate and bully the neighborhood.

Regards,
Elizabeth Lerer

(Resident at 618 San Vicente Boulevard, a contributing building to the historic district)

From: [Robyn VanTol](#)
To: [Planning Commission Comments](#)
Subject: Carlthorp School Improvement - Item #9B
Date: Wednesday, May 20, 2020 9:31:47 AM

EXTERNAL

Dear City of Santa Monica,

Hi. My name is Beau Buecker, and I am a fifth grader at Carlthorp School and I have been a student at Carlthorp since Kindergarten. I wanted to write to you today to let you know that the new performance space and multipurpose room would be a great improvement to our school. I love Carlthorp and all the opportunities we have, but it would be nice not to have to share our music space with other departments.

The new performance space would be built underground. This is good for many reasons. I have played the drums for our orchestra for many years and we have always had to share our music and orchestra space with other departments and we don't have a lot of room. If we had our own space we could spread out. I am sure the school campus and neighborhood will be quiet. It would also be so nice to have a proper stage for our concerts.

Thank you for your time and for helping my school with this project.

Sincerely,

Beau B

From: [Noma Boardmember](#)
To: [Planning Commission Comments](#); leslie.lambert@smgov.net; [Mario Fonda-Bonardi](#); shawn.landiers@smgov.net; [Jim Ries](#); elise.paster@smgov.net; [Nina Fresco](#); [Richard McKinnon](#)
Cc: [David Martin](#); gina.szilak@smgov.net
Subject: Subject: NOMA opposes the grant of a new CUP for Carlthorp Item 9 B
Date: Wednesday, May 20, 2020 9:38:16 AM

EXTERNAL



Chair Leslie Lambert and members of the Planning Commission

The Carlthorp school has applied for a Conditional Use Permit to expand the school on the current property at San Vicente. NOMA asks that if the Planning Commission grants a CUP the following conditions should be added to the Statement of Official Action:

The new roof top playing field must be noise neutral. We understand that the school is putting in dual pane windows to mitigate the sound. The school should provide mitigation for the neighbors surrounding the school.

- I. There are only 32 parking spots for staff, yet the number of staff at the school is greater than 80. The staff hunt for parking in the neighborhood takes spaces away from residents. This results in residents having to park blocks away from their homes. There needs to be a TDM as well as some consideration for limiting the amount of parking on the residential streets that surround the school.
 - A. The school has claimed that parking issues are due to general congestion in the city. This claim is demonstrably false. When the school is not in session there are no parking issues in the neighborhood.
- II. There needs to be a plan to correct the already extreme traffic congestion caused by the school. In the morning and afternoon of every day that the school is in session, in excess of 280 students are dropped off and picked up in front of the school using single vehicle trips. The ensuing traffic backup stretches from the school to 4th street, along 4th street from San Vicente to Georgina, and along Georgina from 4th street to 7th street. Residents along this route are subsequently blocked into their homes.
- III. There needs to be a limit on the number of after hours (evenings and weekends) events allowed. There needs to be a parking plan including vans or buses to bring people to these events so that additional parking is not usurped from the already limited number of spaces.

Even though the school is well-established in this historic district, it is creating a nuisance. We urge you to mitigate any ill effects on the Historic San Vicente District so that Carlthorp can be a good neighbor.

The NOMA Board

smnoma.org
NOMAbord@gmail.com

From: [Jeffrey Brecht](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp School Expansion Plan
Date: Wednesday, May 20, 2020 11:08:21 AM

EXTERNAL

Planning Commission,

As a long time resident of the San Vicente Historic District, a board member of the Historic San Vicente Coalition, and a board member of the North of Montana Association, **I strongly oppose the proposed expansion** of the Carlthorp School. Their existing activities are a burden on the neighborhood and the proposed expansion would make things worse. **60 of the school's immediate neighbors signed a petition opposing the expansion as well.** Copies of the petition were provided to the planning commission on 5/19 at 6:06PM.

When school is in session, Carlthorp's activities degrade the quality of life for San Vicente residents in the following ways:

1. Constant noise impacts every facet of life. In my own home, it is the backdrop to every conversation and it makes conducting business from home a challenge.
2. Staff and parents of the school take parking spots on San Vicente away from residents. The result is that we must park blocks away from our homes.
3. Dangerous traffic situations are created every morning and afternoon. A traffic line literally wraps around the block and backs up onto 7th street at Georgina. My wife and I must take extra care when walking through our neighborhood during these times.

When the school is not in session, these problems vanish.

Regarding public comments, as of 5/19, 7 of the 16 responses were sent from individuals employed by the school. 2 others were sent by individuals who do not neighbor the school. The voice of the residents is clear. We oppose this expansion.

Thank You,

Jeff Brecht
415 San Vicente Blvd.
Santa Monica, CA 90402

From: [Jeffrey Brecht](#)
To: [Planning Commission Comments](#)
Subject: Opposition to Carlthorp Expansion
Date: Wednesday, May 20, 2020 11:08:36 AM

EXTERNAL

Planning Commission,

As a resident who lives directly across the street from Carlthorp, I am writing to voice my opposition to the Carlthorp School's proposed expansion plans. They already create too much noise, traffic jams, and a lack of parking. They should not be allowed to expand further. If anything, they should fix the existing problems that their operations have created.

This is a residential neighborhood. It gets very congested in the afternoon when I'm trying to drive home from work. This expansion would make the existing situation even more arduous.

Thank You,

Bakha Komak
415 San Vicente Blvd.
Santa Monica, CA 90402

From: [Steven Salsberg](#)
To: [Planning Commission Comments](#)
Subject: 19ENT-0250, 20ENT-0066 Carlthorp School
Date: Wednesday, May 20, 2020 11:51:21 AM
Attachments: [Carlthorp 19ENT-0250 & 20ENT-0066 - Comments of Steven Salsberg.pdf](#)

EXTERNAL

Regina Szilak

Please find attached my comments.

Steven Salsberg
310-395-7186

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.
Submitted by Steven Salsberg

Summary of Proposed and On-going Violations

The Planning Commission, thus, may not approve the Carlthorp School's application, so long as the Carlthorp School (the "Applicant") is in violation of any of such discretionary entitlement permit conditions. And, the Planning Commission cannot *lawfully* approve the Carlthorp School's application as it is currently drafted because the proposal would violate SMMC zoning ordinances.

(Separately included are my full comments, containing a more robust description of the proposed zoning violations and Conditional Use Permit violations.)

Proposed Zoning Code Violations

Zoning Code Violations in the South Wing Building

The Applicant proposes redesigning the south wing building so that it would have three stories, in violation of the Santa Monica Municipal Code ("SMMC"). The subject property is in an R2 zone, where no more than two stories are permitted. (See SMMC Section 9.08.030 (Development Standards).) The parking area level is the first story. SMMC Section 9.52.020.2320 defines what a "Story" is, which does exclude an attic and a basement. (See, also, SMMC Section 9.04.060 (Determining the Number of Stories in a Building).) However, the parking area level is not a basement because more than three feet of the parking area level projects more than 3 feet above the Average Natural Grade. (SMMC Section 9.52.020.0230 (defining "Basement").) The second story is immediately above the parking area level and primarily contains classrooms.

The Applicant proposes that it be permitted to add a third story above the other two stories described above. The area above the second story is at least a full seven feet high up to the top of the roof, as depicted in the Staff Report, Attachment D, Project Plans, Plan Numbers A200, A201, A300, and A301. While the definition of a Story does exclude an attic (see SMMC Section 9.52.020.2320), the space above the second story does not meet the definition of an attic and it is thus a third story. (See SMMC Section 9.52.020.0180 (limiting an attic to an "area less than 7 feet in height").) The Planning Commission may not lawfully permit the Applicant to build a playground on top of the southern wing of its campus because the additional third story that the Applicant proposes building beneath the roof would exceed the limitation of two stories in an R2 zone. (See SMMC Section 9.08.030 (Development Standards).)

Also, SMMC Section 9.08.030, which specifies certain Development Standards, increases the rear setback to 20 feet for rear setbacks for parcels bordering an R1 District zone in the rear of the parcel. (See SMMC Section 9.08.030.D.2.) The Applicant's parcel borders an R1 District zone in the rear of its parcel. "Where a rear parcel line abuts an alley, the rear setback shall be measured from the center line of the alley." (SMMC Section 9.04.130.B.) According to the Applicant's plans the south wing

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.

Submitted by Steven Salsberg

building is approximately 16 feet from the centerline of the alley. (See Staff Report, Attachment D, Project Plans, Plan Number A101.) The Applicant cannot execute its proposal without violating SMMC Section 9.08.030.D.2.

Also, the height of a structure within 25 feet of an R1 District zone is limited to 23 feet for a building with a flat roof. (See SMMC Section 9.08.030.D.1.) As stated in the previous paragraph, the Applicant's parcel borders an R1 District zone in the rear of the parcel and at its closest point, the building is only approximately 16 feet from the centerline of the alley. Thus, the first 9 feet of the building from the southern perimeter of the building would be in violation of the zoning code because the Applicant proposes that it install a flat roof where the building height would become 30 feet, in violation of SMMC Section 9.08.030.D.1.

The Applicant Plans to Use the Proposed Subterranean Space for Teaching Classes, Thus Requiring Additional Parking That is Not Included in the Proposal

The subterranean room for music and performance classes and for performance activities is functionally adding classroom space, for which the zoning code requires that the school add parking spaces. The Applicant admits that its proposed "subterranean multi-purpose room" would be used for **teaching classes and as classroom space** when it says that the proposed expansion would be used for "performances and other K-6 educational activities, which include music and performing arts classes." (See City of Santa Monica – City Planning Division, Discretionary Permit Application, for 438 San Vicente Blvd, for a Minor Modification (not dated or signed), attached sheets Project Description ("Minor Mod Project Description"), at 2.) (See SMMC 9.28.060 (describing Off-Street Parking requirements).)

The Application Should Be Rejected in its Totality Due to Procedural Flaws

The Minor Modification application was not signed or dated.

I requested numerous documents and information, which I was denied or delayed in receiving, and for which I am still waiting to receive.

The public is being denied the opportunity to orally address the Planning Commission at the hearing, however the Applicant is being permitted to address the Planning Commission.

Additional Potential Zoning Code Noncompliance Issues

Arguably, the subterranean large "multipurpose" room is a Community Assembly room, falling under SMMC 9.31.100, and would therefore require one parking space for every four seats. (See SMMC 9.28.060 (relating to Off-Street Parking).)

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.
Submitted by Steven Salsberg

Amongst other things, the Applicant is proposing to alter its courtyard. It must comply with SMMC Section 9.08.030.F.4., which requires that its courtyard “shall be visible and accessible from the sidewalk” and for the depth of Applicant’s courtyard, it must have an opening not less than 18 feet. The Applicant’s proposal does not consider this Development Standard.

The Applicant changed the use of a neighboring spacious three-bedroom residential apartment and using it as administrative offices, in violation of the zoning ordinances. Possibly the Applicant concomitantly converted administrative offices on their campus to classrooms without honoring the requirement to gain approval and add parking.

Violations of Conditions of the City of Santa Monica Planning Commission, Statement of Official Action, Effective 6/27/1996 (the “1996 STOA”)

Condition # 1. This condition requires that a copy of the plans dated, July 27, 1995, “shall be maintained in the files of the City Planning Division. The City Planning Division told me that they do not have a copy of those plans.

Condition # 11. I believe that the Applicant is in violation of the 1996 SMMC Section 9.04.10.02.130. The Applicant has a storage area that appears to not be in compliance with this code section.

Condition # 25. The Applicant is currently and has been violating this condition in numerous ways for many years. The Applicant’s high-powered lights shine onto neighboring properties. The Applicant’s sound amplification system is used excessively and at high volumes. Children shriek very loudly at random times that far exceed normal school playground noise. Applicant’s staff leads organized cheering, and they hold organized activities, which generate elevated levels of noise. On a daily basis, the Applicant organizes several dozen motor vehicles to block traffic by double-parking on San Vicente Boulevard, lining backward and wrapping around 4th Street, and then wrapping again around Georgina Avenue with a long line of double-parked cars extending for hundreds of yards through a residential neighborhood, and thus causing substantial hazards and dangers to local pedestrians, vehicles (both moving and parked), and animals.

Also, on a daily basis, the Applicant’s staff and students and their parents trespass on Applicant’s neighbor’s property.

The Applicant planted trees that have grown tall and thick along the western perimeter of its property, which shed substantial amounts of bark, leaves, twigs, flowering and other reproductive pods, and small branches into the swimming pool, which therefore is often covered with disgusting and decaying organic materials that fall from the Applicant’s trees, creating an unsanitary condition in the swimming pool, sometimes rotting for several days and creating a health hazard.

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.
Submitted by Steven Salsberg

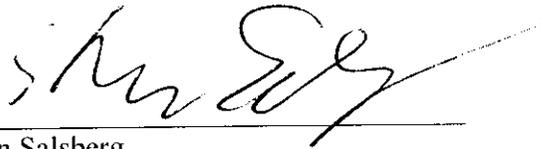
Condition # 31. If the Applicant “fails to comply with any conditions of the [1996 STOA], no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied. As this document describes, the Applicant is in violation of numerous Conditions of the 1996 STOA.

Condition # 36. The Applicant has hedges along the front and western side of its parcel that also function as a wall, and that violate height limitations. (See SMMC 9.21.050; see also attached photos.) The Applicant also has trees that were planted so close together and have grown so thick along its western perimeter that they function as a hedge and as a *de facto* wall, and that violate height limitations. (See *id.*) These trees also block light from entering the windows of neighboring buildings, and thus harming Applicant’s neighbors.

Condition # 59. The Applicant defied this Condition and disrespected the Planning Commission by unilaterally tearing out its grass – that it is required to have and maintain – and replacing it with artificial turf, without gaining any approval from the City.

Condition # 61. This Condition requires that the front yard fence and landscaping shall be “installed and maintained so as not to obstruct a clear view through the fence.” The view through the fence is *completely* obstructed. (Please see attached photos that were taken on 5/19/2020.) The Applicant is also in open defiance of SMMC Section 9.08.030.F.4., which requires that Applicant’s courtyard “shall be visible and accessible from the sidewalk.”

Condition # 62. Applicant is not in compliance with this Condition, which requires that it “provide periodic reports regarding compliance with [the 1996 STOA] conditions.”



Steven Salsberg
416 San Vicente Blvd., # 204
Santa Monica, CA 90402

Preface

This comment letter includes explanations how the subject application for discretionary entitlements, if built, would violate the Santa Monica Municipal Code (“SMMC”) zoning ordinance. I include citations to the specific codes sections that would be violated. I also provide, herein, specific current and ongoing violations of conditions that the Carlthorp School must abide by based on its already existing discretionary entitlement permit, with citations to such conditions and compelling evidence. One such requirement of the Carlthorp School’s existing discretionary entitlement permit is that it may not obtain approval of any additional entitlements so long as it is violating any such conditions. The Planning Commission, thus, may not approve the Carlthorp School’s application, so long as it is in violation of any of such conditions. And, the Planning Commission cannot lawfully approve the Carlthorp School’s application as it is currently drafted because the proposal would violate SMMC zoning ordinances.

[Separately included is a summary of the relevant violations.]

Introduction

I am a graduate of Santa Monica High School. My current location in Santa Monica has been my home since I was a freshman in college, through three separate graduate programs, and through career and other educational pursuits. I love it here; it has been my rock.

My roots in Santa Monica run much longer and deeper than that. My father, who had a law office in Santa Monica dating back to before I was born, used to tell me stories about how he would catch barracuda and other fish off of the Santa Monica Pier when he was a child. Some of my close family relatives have lived in Santa Monica since more than 50 years ago. My mother’s grandparents lived just south of Santa Monica in Venice, right off the beach, for approximately 40 years before they passed.

Since the Carlthorp School (the “Applicant”) expanded in the 1990s, it has become a nightmarish neighbor and has behaved like a bullying 800-pound guerilla. Its representatives would pretend to be cooperative, but it would never noticeably cooperate. I have complained to them many times but they would always refuse to do anything. Most critically, I complained to the former principal (Ms. Menzies) several times because they had torn out their grass and installed artificial turf that would emit noxious fumes on hot sunny days that would waft up into our home. I even begged her to do something about it but she refused. I am convinced that such noxious fumes led to my dear sweet mother’s suffering and contributed to her demise. My mother’s sense of smell was comprised so she didn’t realize it, but I could distinctly smell it. The fumes also waft over the fence into the pool area where I swim on average a few times per week, but I am afraid to swim during the day when it is sunny due to the noxious fumes.

I have also complained to the Applicant numerous times throughout the years regarding the extremely loud noises that the Applicant generates but nothing ever changes. The Applicant's children when outside are very loud and at random times there are elevated spurts of extremely loud noises. A child will commonly, but suddenly, let out a shrieking scream, which even Principal Menzies initiated a comment to me about that she found such screams to be particularly vexing. These screams, which occur at random easily a dozen times per day, I seriously doubt if they were measured by the dubious noise report submitted by the Applicant.

The Applicant uses at an excessively loud level an amplified speaker system for extended periods of time at least twice per day and often at other times, such as for speeches and very loud amplified music and singing. The Applicant's use of amplified sound is particularly inconsiderate of its neighbors because it is mostly not necessary. When I was in grammar school we had a speaker system, which was almost never used. I only remember it being used once, in my seven years there, when there was an emergency. Yet there, neighboring homes had a buffer of being on separate blocks. Here, the Applicant obnoxiously refuses to consider its neighbors, which are as close as being immediately adjacent, despite my having called them and the Santa Monica Police Department ("SMPD") to complain about this and other noise problems numerous times over the years.

Regarding sports, it is very common for the Applicant's staff to lead organized cheering, which is extremely loud as children yell and scream in unison at the top of their lungs. More recently, I've notice that the Applicant has been holding competitions after school hours where they invite guests to observe and who also generate substantial noise. This is also a concern regarding traffic and parking in the neighborhood.

I have come to realize that it is futile to even bother calling the Applicant to complain and request that they modify their behavior. The last time I called, I reached someone who displayed the Applicant's true sentiment. He told me that if I don't like the noise, I shouldn't have moved next to a school. I didn't move next to the Applicant; the Applicant moved next to me. In the 1990s the City of Santa Monica (the "City") permitted the Applicant to grow into a bullying 800-pound guerilla. Now, the Applicant wishes to grow into Godzilla by asking the City to allow it to grow far beyond what is appropriate for its existing parcel, particularly considering that the Applicant is nestled closely between buildings and bordering R1 zoned properties.

Crucially important, the thick windows that were installed in the 1990s in the adjacent building, subject to the City of Santa Monica Planning Commission, Statement of Official Action, Effective 6/27/1996 (the "1996 STOA"), Condition # 49, did not in any way whatsoever solve the noise problem when the weather becomes warm (and of course also on hot days) because it is necessary to open the windows to allow fresh air to come in. And, the Applicant's dubious noise report did not address this issue. The Planning Commission of 1996 ("PC1996") in its wisdom recognized the absolute necessity to shield the building adjacent to the playfield from the extreme noise that would be

generated and thus required the installation of the thicker windows. However, PC1996 and the Applicant's neighbors of 1996 evidently overlooked a crucial fact: the thicker windows accomplish nothing when it becomes necessary to open such windows, which is approximately one-half of the school days during a normal year plus now the Applicant conducts a session during part of the summer when virtually every day it is necessary to open such windows. It is not safe and healthy to remain inside such abodes on warm days and hot days without opening the windows. With the windows open, due to the noise coming from the Applicant, it is dysfunctional trying to concentrate, work, and talk on the phone. Particularly now when working from home has become a much more regular activity, it is fundamentally necessary that the noise problem that the Applicant causes be mitigated before any additional discretionary entitlements are given to the Applicant. And, the Applicant should not be permitted to expand its capacity to generate noise.

The Staff Report, Attachment E, Dubious Noise Study

The noise report does not appear to be professionally written. Expert reports must describe with some detail the credentials of the author. This report fails to provide much more than the author's name and the letterhead of the company he works for. For an expert report to be credible, it must display the author's education and training and experience. On that basis alone, the noise study should be completely disregarded. The report is also dubious because it fails to adequately clarify its methodology and it is peppered with grammatical and factual errors, which renders the report even more confusing than it would otherwise be. I know this because I have education and years of experience writing expert opinions (albeit in another field, but a field that applies financial and statistical analysis and computer modeling) and analyzing other experts' opinions, and also as an attorney dealing with experts and their reports and testimony.

Regarding the Acoustical Measurements, the November 6, 2019 test is flawed if any of the school staff was aware that the test was being conducted because the school staff – consciously or sub-consciously – could have prevented some of the students from being in the courtyard, particularly the louder students. This report fails to explain how it controlled the input data, which is essential for any kind of study to be valid.

The November 1, 2019 measurement and analysis is seriously flawed. First, it refers to measuring in the alley as the “closest property lines to the roof playground area.” However, there are neighboring residential windows only 20 feet from the where the rooftop would be located, and only 15 feet from where the proposed staircase on the western perimeter would be located. And, measuring in the alley yields a fundamentally flawed analysis because the measurement is from ambient sound generated from the existing play yard, which is blocked by a building – the south wing of the school – thus, muffling the sound.

The May 4, 2020 test on pages 2 and 3 of the report is flawed in that sometimes the volume of the sound system is elevated and sometimes music, singing, and organized

singing and cheering occurs in unison by numerous people, which makes it much louder than would be the case from a newscast.

The Enclosure and Surface Analysis is particularly lacking in adequately clarifying its methodology. To say that the analysis used computer modeling does not at all explain the methodology. The report does not provide explanation, only conclusions. The report does display an illustration that appears to depict what was tested. But the illustration does not clarify whether an actual sound test was made to those “Receiver” locations or whether those Receiver locations were assumptive testing points for which their analytical models were applied. In either case, the report does not clarify whether the Receiver locations are inside the adjacent building or outside, which is a significant distinction. In any event, without adequate explanation of the analytical model, the methodology, or the formulae, the analysis is meaningless, even were it conducted by an established expert who includes his or her credentials in the report.

South Wing Building

Noise

There are several critical problems with expanding the building on the southern wing of the Applicant’s property. Regardless of the Applicant’s dubious noise report, it is unrealistic to think that placing basketball courts and other outdoor courts on top of a building, 20 or 30 feet high, which is nestled closely between buildings and bordering R1 zoned properties, would not substantially increase the noise pollution that the Applicant already imposes upon its neighbors. Placing such activities on the roof of this building would impose severe noise pollution upon the Applicant’s neighbors and should not be permitted.

If the Planning Commission unwisely and unfairly decides to permit the Applicant to expand by placing playgrounds on top of this building, the Applicant should not be permitted to allow anyone up there other than (1) enrolled students and staff and only during school hours no later than 3 PM, Monday through Friday, (2) people on the limited occasions when it is necessary for limited inspections (including prospective enrollees) and maintenance. No spectator activities should be permitted and no events should be permitted. And no sound amplification equipment, including speakers, should be permitted.

The Planning Commission should allow the Applicant’s neighbors and the remaining public to take the necessary time to coordinate, study, brainstorm, and then to generate limitations and strictures that would actually be effective at preventing additional excessive noise before granting any discretionary entitlements.

The Planning Commission should prohibit the Applicant from holding outdoor events campus wide, when the noise level becomes elevated from the already loud noisy ongoing operating conditions, on warm and hot days – or at least during the warm and

hot months April through October. (See discussion, below, relating to Condition 49 in the 1996 STOA.)

Privacy and Noise

The Applicant's plans indicate that an open staircase will be built on the western side of the south-side building wing. Either the staircase should not be permitted at all on the west side of the play court or it should be fully enclosed without any windows, except possibly opaque skylights. An open staircase would be a source of loud noise from racing children pounding up and down the stairs and loud yelling, screaming, and talking at random times only approximately 15 feet from neighboring residences. Also, the frequent presence of children and adults upon the staircase would be extremely invasive of the privacy of the residents in the adjacent building to the west. Nothing would prevent people upon the stairwell from stopping and gazing into the windows of the adjacent building, substantially devastating the privacy, comfort, and peace of mind of residents in the adjacent building.

Windows should not be permitted on the west side of the playfield facing towards the building to the west. Such windows would be highly invasive of residents' privacy.

Zoning Code Violations in the South Wing Building

The Planning Commission should also not grant the Applicant the ability to convert and expand the south wing building as proposed because that would create certain zoning code violations.

First, the Applicant proposes redesigning the south wing building so that it would have three stories, in violation of the Santa Monica Municipal Code ("SMMC"). The subject property is in an R2 zone, where no more than two stories are permitted. (See SMMC Section 9.08.030 (Development Standards).) The parking area level is the first story, contrary to the Applicant's false and misleading assertion in its Discretionary Permit Application that the proposed rooftop playground would be "above a single-story (including basement) wing of the campus." (See Minor Mod Project Description, at 2.) SMMC Section 9.52.020.2320 defines what a "Story" is, which does exclude an attic and a basement. (See, also, SMMC Section 9.04.060 (Determining the Number of Stories in a Building).) However, the parking area level is not a basement because more than three feet of the parking area level projects more than 3 feet above the Average Natural Grade. (SMMC Section 9.52.020.0230 (defining "Basement")). The second story, which the Applicant admits to, is immediately above the parking area level and primarily contains classrooms.

The Applicant proposes that it be permitted to add a third story above the other two stories described above. The area above the second story is at least a full seven feet high up to the top of the roof, as depicted in the Staff Report, Attachment D, Project Plans, Plan Numbers A200, A201, A300, and A301. While the definition of a Story does

exclude an attic (see SMMC Section 9.52.020.2320), the space above the second story does not meet the definition of an attic and it is thus a third story. (See SMMC Section 9.52.020.0180 (limiting an attic to an “area less than 7 feet in height”).) The Planning Commission should not permit the Applicant to build a playground on top of the southern wing of its campus because the additional third story that the Applicant proposes building beneath the roof would exceed the limitation of two stories in an R2 zone. (See SMMC Section 9.08.030 (Development Standards).) There, the Planning Commission cannot lawfully approve the Applicant’s plans and proposal.

The Planning Commission should also reject the Applicant’s proposal because it would create a second and a third zoning violation. SMMC Section 9.08.030, which specifies certain Development Standards, increases the rear setback to 20 feet for rear setbacks for parcels bordering an R1 District zone in the rear of the parcel. (See SMMC Section 9.08.030.D.2.) The Applicant’s parcel borders an R1 District zone in the rear of its parcel. “Where a rear parcel line abuts an alley, the rear setback shall be measured from the center line of the alley.” (SMMC Section 9.04.130.B.) According to the Applicant’s plans the south wing building is approximately 16 feet from the centerline of the alley. (See Staff Report, Attachment D, Project Plans, Plan Number A101.) The Applicant cannot execute its proposal without violating SMMC Section 9.08.030.D.2., and therefore the Planning Commission should reject the Applicant’s proposal.

A third zoning violation would occur because the height of a structure within 25 feet of an R1 District zone is limited to 23 feet for a building with a flat roof. (See SMMC Section 9.08.030.D.1.) As stated in the previous paragraph, the Applicant’s parcel borders an R1 District zone in the rear of the parcel and at its closest point, the building is only approximately 16 feet from the centerline of the alley. Thus, the first 9 feet of the building from the southern perimeter of the building would be in violation of the zoning code because the Applicant proposes that it install a flat roof where the building height would become 30 feet, in violation of SMMC Section 9.08.030.D.1. The Planning Commission should reject the Applicant’s proposal.

The Applicant Plans to Use the Proposed Subterranean Space for Teaching Classes, Thus Requiring Additional Parking That is Not Included in the Proposal

The subterranean room for music and performance classes and for performance activities is functionally adding classroom space, for which the zoning code requires that the school add parking spaces. However, the school is attempting to mislead the Planning Commission and the public by attempting to have such large structures not be treated as adding any classrooms to avoid having to increase their already substantially deficient amount of parking. The Applicant admits that its proposed “subterranean multi-purpose room” would be used for **teaching classes and as classroom space** when it says that the proposed expansion would be used for “performances and other K-6 educational activities, which include music and performing arts classes.” (See City of Santa Monica – City Planning Division, Discretionary Permit Application, for 438 San Vicente Blvd,

Comments of Steven Salsberg, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard

for a Minor Modification (not dated or signed), attached sheets Project Description (“Minor Mod Project Description”), at 2.)

The Applicant’s admission that it plans to use the subterranean multi-purpose room for **teaching classes and as classroom space** is their long-standing position. The Applicant made the same admission in their initial application. (See City of Santa Monica – City Planning Division, Discretionary Permit Application, for 438 San Vicente Blvd., 19ENT-0250 (CUP), and 19ENT-0251 (CDRP), signed by Tim Kusserow, attached sheets Project Description, at 2.) The Applicant again admitted that it plans to use the proposed subterranean multipurpose room for **teaching classes and as classroom space** in their first amendment. (See City of Santa Monica – City Planning Division, Discretionary Permit Application, for 438 San Vicente Blvd., 20ENT-0066, signed by Tim Kusserow (3/3/2020), attached sheets Project Description, at 2.)

The Applicant’s Cover-up and Rationalization of the Additional Classroom Space

On May 1, 2020, I discussed Applicant’s proposals with Jing Yeo, the City’s Planning Manager and Zoning Administrator. I inquired why the Applicant had not planned on adding parking spaces to satisfy zoning requirements, considering that it was adding classroom space. Ms. Yeo told me that if the Applicant is adding classrooms, it must also add parking. I then pointed out that the Applicant had admitted that it plans to add classroom space using the subterranean multipurpose structure. Ms. Yeo told me a day or two later that she informed the Applicant as to what I had said. The Applicant immediately began rationalizing and trying to cover up its admission that it intends to use the subterranean structure for teaching music and performing arts. Within a few days, the Applicant produced a draft of what became a propaganda piece, the Carlthorp School Statement Regarding Existing and Planned Multipurpose Rooms (“Multipurpose Room Misleading Rationalization Statement”), which was obviously designed to cover up their obvious and admitted intention of using the proposed subterranean structure for teaching music and performing arts.

I had been asking the Planning Division for all documents relating to this application. The Planning Division emailed to me the Multipurpose Room Misleading Rationalization Statement on May 12, 2020. The Planning Division in its Staff Report disgracefully accepts the Applicant’s Multipurpose Room Misleading Rationalization Statement instead of accepting the obvious and the Applicant’s earlier series of admitting that it has been planning to use the proposed subterranean structure for teaching music and performing arts. The Planning Commission should not allow the Applicant to build the subterranean structure because the Applicant in-so-doing would be increasing its classrooms, and thus it would be required to concomitantly increase the number of parking spaces. (See SMMC 9.28.060 (describing Off-Street Parking requirements).)

The school already has been operating by, amongst other things, making substantial noise and imposing substantial stress upon the local neighborhood’s already overtaxed parking

and traffic capacity. The school already does not have adequate parking (approximately 34 spaces) for its staff of 80 people, and has activities, inviting large numbers of visitors, whereby both staff and visitors every week day and occasionally for weekend events and at night park on the street as far as blocks away. On a daily basis, the school causes trains of vehicles idling and double-parked for an extended period of time that extend more than a block away, causing traffic interference and hazards to both pedestrians and vehicles. Such condition would be substantially aggravated by the school's aggressive expansion proposals. The Applicant should absolutely not have inter-scholastic events.

The Applicant's Long History of Misleading the City and the Planning Commission

The Applicant cannot be trusted and its statements are disingenuous. For example, the Applicant told the City when it applied for its current Conditional Use Permit ("CUP") and variance, that their total staff would be expanded from 22 people (15 full time and 7 part time) to only 32 people (24 full time and 8 part time), which was a comparable percentage increase to their planned enrollment expansion of slightly less than 50% at that time. (See Letter from Arthur L. Kassan, Consulting Traffic Engineer, to Ronald K. Fuchiwaki, City Parking & Traffic Engineer, dated 6/13/1995, at 1.) The Applicant in 1996 received a variance to allow for their parking configuration, which would have been sufficient to support their "planned" staff of 32 people. However, the Applicant's staff swelled to 80 people after receiving their CUP and variance in 1996.

The Applicant now says that their proposed project would not expand their existing enrollment of 280 or their staff of 80. The Applicant cannot be trusted. As presented, nothing in their proposal would prevent them from increasing their enrollment or their staff after the City grants them additional entitlements, yet the school's proposals would expand their functionality and concomitantly making it more likely that they would need more staff and be more capable of increasing their enrollment. That must not occur.

Instead of giving more discretionary entitlements to the Applicant, the Planning Commission should re-open the discretionary entitlements that the Applicant received in 1996 and impose additional conditions upon the Applicant or even remove such entitlements. I call upon the Planning Commission to rehear the Applicant's discretionary permits that it received in 1996 because, as I allege, the Applicant did not obtain such permits honestly and in good faith.

Generally, people are often inclined to be sympathetic to the causes of schools. Schools are charged, in part, to instill good values and character into the young. However, the Applicant bullies and harms its neighbors and misleads the City and the public. The Applicant is not worthy of any sympathy as an instiller of values and character and integrity.

The Applicant should have to negotiate directly with its neighbors if it wants to expand, rather than be permitted to dictate aggressive expansion plans upon its neighbors.

The Application Should Be Rejected in its Totality Due to Procedural Flaws

The Planning Commission should reject the application out of hand because the Minor Modification to Allow an Additional .06% Ground Floor Parcel Coverage was not signed or dated, which also made it confusing to the public in part because such document was the Applicant's second amendment to its initial application.

The Planning Commission should also reject the application because I requested numerous documents and information, which I was denied or delayed in receiving. I am still waiting to receive a number of documents and information that I have requested. One particular concern is that the parcel coverage calculations, for which the Applicant is requesting a Minor Modification, have not been truly verified. Well more than a month ago, I requested to receive sufficient information so that I could conduct my own calculations to verify whether the parcel coverage conclusions in the application and in the Staff Report were actually correct. The Planning Division several times made commitments to me to provide such information. However, a few days ago, the Planning Division reneged on such commitment and told me that they were now refusing to cooperate with such requests. The Planning Commission should not confirm the application until I have had the opportunity to receive such relevant information and had ample time to conduct such relevant calculations. The process has clearly been tainted.

Additional Potential Zoning Code Noncompliance Issues

Arguably, the subterranean large "multipurpose" room is a Community Assembly room, falling under SMMC 9.31.100, and would therefore require one parking space for every four seats. (See SMMC 9.28.060 (relating to Off-Street Parking).)

Amongst other things, the Applicant is proposing to alter its courtyard. It must comply with SMMC Section 9.08.030.F.4., which requires that its courtyard "shall be visible and accessible from the sidewalk" and for the depth of Applicant's courtyard, it must have an opening not less than 18 feet. The Applicant's proposal does not consider this Development Standard and therefore the Planning Commission should reject the Applicant's proposal.

Staff Report, Attachment B, Draft Statement of Official Action (the "Draft STOA")

All findings are dubious and the falsities are so numerous that it is simpler to reject all of them in their entirety. I thus allege that the Planning Division's findings as reflected in the Draft STOA are without merit and completely false. I'll only mention specifically a few particularly outrageously false findings. Minor Modification Findings, the fourth paragraph on page 27 of the Staff Report on the Draft STOA states that "[t]he proposal will not impact the adjacent properties with regard to privacy, sunlight and air." Such statement is patently false. The proposal would absolutely compromise the privacy of its neighbors, as described elsewhere herein. The open stairwell and windows, on the

western wall of the south wing structure will devastate the privacy to the homes in the adjacent building. The wall would block direct sunlight from entering the windows of the adjacent building. These facts were told to the Planning Division. This process is a travesty.

In particular, it is crucially important that the Applicant not deprive its neighbors of sunlight by building a high wall on the west side of its southern wing. Depriving its neighbors of sunlight would prevent them from (1) recharging vital electrical equipment during emergencies, (2) overcoming the debilitating effects of Seasonal affective disorder, (3) ripening fruits and vegetables that are kept near windows, (4) warming the home from natural sunlight, (5) nourishing houseplants, etc. I have also heard that sunshine is good for killing viruses, such as COVID-19.

Conditions of Approval

Project Specific Conditions

Condition # 4 is absurdly lenient. And, it is obvious that the issues raised in this condition were carefully orchestrated by and with conference with the Applicant, and were not discussed and/or negotiated with the Applicant's neighbors. The neighbors should be brought into the process before anything is granted to the Applicant. Sports league games and all sporting activities should be included as Special School Events and 18 Special School Events per academic year is excessive. This condition should clarify that all Special School Events should be noticed to its neighbors, as opposed to only those events in which the Planning Director's approval is required.

Condition #5 should require that neighbors have a weighty voice in the development of any Parking and Loading Operations Plan.

Condition # 6: Valet parking is a horrible idea and would impose grave consequences upon the neighborhood if the valet attendants may park cars on the neighborhood streets. Carpooling should be required of the Applicant's staff on school days to lessen the load on parking in the neighborhood.

Condition #8: No additional speakers should be permitted, particularly in the proposed play court. The two remaining speakers should be restricted in their use and redirected away from nearby buildings.

Condition # 10: The walkie talkies are very annoying and should not be permitted near neighboring buildings. They are loud and the sound and sound quality is extremely grating on the nerves.

Condition # 11: Neighbors should be consulted so that unrealistic assumptions are not incorporated into the analysis. The Applicant's dubious noise analysis, Attachment E, should also incorporate neighbors' input before it is accepted as valid and this

Application should not be approved until such analysis has met such hurdles. This condition does not clarify consequences for failing this condition.

Condition # 12: This condition would be a good idea if it had “teeth” and if neighbors actually had any power. After many years where the Applicant has pretended it would cooperate, it never has cooperated after countless complaints directly to the Applicant and to the SMPD. This condition is anemic and feckless.

Condition 13: The netting should not be permitted. This condition only serves to block additional sunlight from adjacent buildings. This “condition” is an example of how many of these conditions are not, in fact, conditions to protect the neighborhood but are the means for providing extra benefits to the Applicant and appear as a backdoor method for the Applicant, with the extreme compliant assistance of the Planning Division, to get more of what it wants to the detriment of the neighborhood.

Comments Related to the 1996 STOA

Conditions

Plans

Condition # 1. This condition requires that a copy of the plans dated, July 27, 1995, “shall be maintained in the files of the City Planning Division. During my research and investigation, I asked the City Planning Division for a copy of these plans and to see these plans. I was denied that opportunity. The City Planning Division told me that they do not have a copy of those plans. I was told that Building and Safety might have a copy of such plans but that due to the City’s closure since March of this year, I would not be permitted to see such plans. This condition has been violated and I was denied the opportunity to sufficiently conduct my research and investigation. The Planning Commission must not approve the application until I have been given sufficient access to these plans and ample opportunity to review them and integrate such review into my research and investigation.

Architectural Review Board

Condition # 11. I believe that the Applicant is in violation of the 1996 SMMC Section 9.04.10.02.130. The Applicant has a storage area that appears to not be in compliance with this code section. Also, I made an information request to the City in February 2020, which was not fully fulfilled, and for which I need to determine compliance of this and other conditions. I requested several relevant SMMC code sections from that era. The City employee, David Willis, partially fulfilled my request but could not manage to complete my request before the City closed in March 2020. This condition has been violated and/or I was denied the opportunity to sufficiently conduct my research and investigation. The Planning Commission must not approve the application until my document requests have been fulfilled and I have had ample

opportunity to review such information and documents and integrate such review into my research and investigation

Miscellaneous Conditions

(The following references and [quotes] are to Attachment G, the Annotated 1996 STOA (the “Annotated 1996 STOA.”)

Condition # 25. Contrary to the Annotated 1996 STOA’s comment, the Applicant has consistently been a horrible neighbor and has continuously acted detrimentally to its neighbors, including myself and the Applicant has been operating in violation of this and other Conditions continuously for many years. The Annotated 1996 STOA comment justifies that there has been ongoing compliance because there is “no record of complaints to Code Enforcement.” Such statement is disingenuous. First, it is highly unlikely that many neighbors are even aware of what Code Enforcement is or that they have been charged with enforcing Conditions and code that very few neighbors are likely to be aware of. Nor was I, who for a long time have been highly adversely affected by the Applicant, aware of the “Conditions” and Code Enforcement’s responsibility to enforce the SMMC and these “Conditions.” And, the Planning Division even withheld my being fully informed regarding such conditions. The Planning Division withheld my receiving the 1996 STOA until approximately two weeks ago, despite the document requests that I had made months before that should have produced the 1996 STOA. Second, I have complained dozens of times directly to the Applicant itself and to the SMPD, who told me on those multiple occasions that it would visit the Applicant, and I told such fact to the Planning Division multiple times. It is duplicitous of the Applicant to make such comments that it does here in the Annotated 1996 STOA. The Staff Report, in Attachment G and elsewhere, ignores contrary facts and describes a glossed over and falsely positive depiction of the Applicant’s responsiveness and treatment of its neighbors.

The Applicant is currently and has been violating this condition in numerous ways for many years. The Applicant’s high-powered lights shine onto neighboring properties. The Applicant has been making loud noises, using its sound amplification system excessively and at high volumes. Some of its children shriek very loudly at random times that far exceed normal school playground noise, and which was very unlikely to have been picked up by the dubious noise study. Applicant’s staff leads organized cheering, and they hold organized activities, which generate elevated levels of noise and which was unlikely to have been registered by any controlled noise study that may have been conducted. On a daily basis, the Applicant organizes several dozen motor vehicles to block traffic by double-parking on San Vicente Boulevard, lining backward and wrapping around 4th Street, and then wrapping again around Georgina Avenue with a long line of double-parked cars extending for hundreds of yards through a residential neighborhood. In so doing, Applicant causes substantial hazards and dangers to local pedestrians, vehicles (both moving and parked), and animals. On a daily basis, the Applicant imposes its excessive and weighty staff upon the neighborhood’s limited parking resources

because it deceived the Planning Commission 25 years ago when it applied for the permits that it currently operates under by claiming that it would only grow to a staff of 32 instead of its current staff level of 80. (See Letter from Arthur L. Kassan, Consulting Traffic Engineer, to Ronald K. Fuchiwaki, City Parking & Traffic Engineer, dated 6/13/1995, at 1; and see *supra*, at 8.) Yet, the Applicant was able to obtain substantial relaxation of parking requirements by misleading the PC1996, by telling it that the Applicant would only grow to a staff level of 32 people, and thus it has substantially insufficient parking to meet the needs of its staff of 80 people. (See *id.*)

Also, on a daily basis, the Applicant's staff and students and their parents trespass on Applicant's neighbor's property. Code Enforcement has now been informed of some of these violations of this condition, but it is busy now dealing with the current state of emergency.

The Applicant planted trees that have grown tall and thick along the western perimeter of its property, which shed substantial amounts of bark, leaves, twigs, flowering and other reproductive pods, and small branches into the swimming pool where I swim on a weekly and daily basis, year-round, thus causing an invasive nuisance. The pool is often covered with disgusting and decaying organic materials that fall from Applicant's trees, creating an unsanitary condition in the swimming pool, sometimes rotting for several days. Much of this organic material sinks to the bottom long before the pool maintenance service cleans it up. This is a health hazard and creates substantial discomfort to the Applicant's neighbors.

Validity of Permits

Condition # 31. Applicant need not receive an "order to comply" or "notices of violation" for this condition to prevent the Planning Commission from granting further entitlements. This condition says that if the Applicant "fails to comply with any conditions of the [1996 STOA], no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied. As this document describes, the Applicant is in violation of numerous Conditions of the 1996 STOA. Therefore, the Planning Commission must not approve the Applicant's application.

Special Conditions

Condition # 36. The Planning Division assured me that the Applicant has not received approval of any modifications nor has the Applicant applied for any modifications to their 1996 entitlements by or to any division or department, including the Architecture Review Board. However, the Applicant has hedges along the front and western side of its parcel that also function as a wall, and that violate height limitations. (See SMMC 9.21.050; see also attached photos.) The Applicant also has trees that were planted so close together and have grown so thick along its western perimeter that they function as a hedge and as a *de facto* wall, and that violate height limitations. (See *id.*)

These trees also block light from entering the windows of neighboring buildings, and thus harming Applicant's neighbors.

Condition # 39. Please see my statements related to Condition # 25, (under the heading, Miscellaneous Conditions), describing how the Planning Division is not functioning impartially regarding the Staff Report and this application and has been made aware that the student pick-up and drop-off system that the Applicant uses on a daily basis causes dangerous hazards to life and property by organizing several dozen motor vehicles to block traffic by double-parking on San Vicente Boulevard, lining backward and wrapping around 4th Street, and then wrapping again around Georgina Avenue with a long line of double-parked cars extending for hundreds of yards through a residential neighborhood.

Condition # 49. As discussed above, this Condition, which required that the Applicant install extra thick windows in the adjacent building to the west, demonstrates how the building to the west of the Applicant's parcel would be impacted with noise at a very high level and that this Condition was designed to mitigate such impact. However, this Condition only mitigates on cold and cool days when it is tolerable to keep the windows closed during the day. This Condition does nothing to mitigate on warm and hot days, which is approximately half of the time during the normal school year and virtually all of the days during the summer session and when the Applicant holds events during the summer and on hot days.

Condition # 56 & 57. While I haven't completely thought this issue, it would probably be better if the Applicant would concentrate loud outdoor activities to one or two hours per day at regular times, and then making the school grounds quiet the rest of the day. That way the whole day wouldn't be disrupted and neighbors could then organize our time much more productively. Such change in these conditions, particularly during the warm and hot months when it is necessary to keep the windows open, would probably solve many problems.

Condition # 59. In Attachment G, the Annotated 1996 STOA, the Applicant admits that it defied this Condition and disrespected the Planning Commission and the City by unilaterally tearing out its grass – that it is required to have and maintain – and replacing it with artificial turf that, instead of emitting fresh oxygen as grass does, emits harmful noxious fumes that adversely affect the health of its neighbors and caused my dear sweet mother to suffer and contributed to her demise. The Applicant appears to be misleading the Planning Commission and the public again, here, by rationalizing and not disclosing the real reason the Applicant replaced the required grass with artificial turf: so that the Applicant could produce noisy outdoor activity all day long instead of only on a limited basis.

Condition # 61. The Applicant is, and has obviously been openly defying its CUP for a number of years on a continuing basis, not in compliance with this Condition. This Condition requires that the front yard fence and landscaping shall be “installed and

maintained so as not to obstruct a clear view through the fence.” It is plainly obvious to anyone passing by the Applicant’s parcel in the front on San Vicente Boulevard that the view through the fence is *completely* obstructed. (Please see attached photos that were taken on 5/19/2020.) The Applicant is also in open defiance of SMMC Section 9.08.030.F.4., which requires that Applicant’s courtyard “shall be visible and accessible from the sidewalk.” Pursuant to the 1996 STOA, Condition #31, the Planning Commission may not approve the Applicant’s application at this time.

Condition # 62. Applicant is not in compliance with this Condition, which requires that it “provide periodic reports regarding compliance with [the 1996 STOA] conditions.” The Planning Division told me that it provided me with the entire file relating to Applicant’s 1995 – 1996 application for entitlements and all documents related to the Applicant’s current application. While the Planning Division has not provided me with all of the documents that I have asked for, it is clear that I have not received copies of any such period reports. Pursuant to the 1996 STOA, Condition #31, the Planning Commission may not approve the Applicant’s application because Applicant has failed to provide such periodic reports.

Some Final Comments

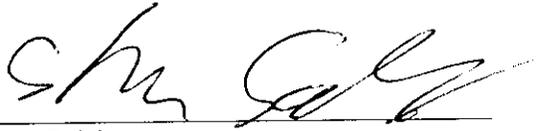
The process of this application has not been and is not fair to the Applicant’s neighbors and anyone else that may wish to oppose the application. I have requested documents and information from the Planning Division related to this application, which has been withheld from me. Some such documents and information that I requested over the course of the past few months I never received. Other information and documents I received very late and I was not given sufficient time to process before the Planning Commission hearing. For many of my document and information requests, I had to make multiple requests and waste a lot of time, only receiving some of the information and documents that I requested. As the Planning Division ignored many of my requests for information and documents, it raced to prematurely push this matter to go before the Planning Commission. The process has been patently unfair. The Planning Commission should not approve Applicant’s application until I have received all of the documents and information that I have requested and had ample time to review such information and documents.

I have also requested that I orally address the Planning Commission at the hearing but I was denied such opportunity. It is not proper to hold a hearing and refuse the public from addressing the Commission. If the public is being denied the opportunity to orally address the Planning Commission then the Applicant also should not be permitted to address the Planning Commission.

The Applicant has disrespected and flouted the Planning Commission and the laws of the City by changing the use of a neighboring spacious three-bedroom residential apartment and using it as administrative offices, in violation of the zoning ordinances. Perhaps they

Comments of Steven Salsberg, on Case Number 19ENT-0250 (CUP); 20ENT0066
(Minor Modification), at 438 San Vicente Boulevard

concomitantly converted administrative offices on their campus to classrooms without honoring the requirement to gain approval and add parking.

A handwritten signature in black ink, appearing to read 'Steven Salsberg', written over a horizontal line.

Steven Salsberg
416 San Vicente Blvd., # 204
Santa Monica, CA 90402





SCHOOL

NO PARKING

From: [Jeffrey Brecht](#)
To: [Planning Commission Comments](#)
Cc: [Nina Fresco](#); [Mario Fonda-Bonardi](#); [Richard McKinnon](#); [Leslie Lambert](#); [Elisa Paster](#); [Jim Ries](#); [Shawn Landres](#); [Elizabeth Lerer](#); [Phil Brock](#); [Steven Salsberg](#); [Doug Martin](#); [Phillis Dudick](#); [Steven Lissik](#)
Subject: HSVC opposes the grant of a new CUP for Carlthorp Item 9 B
Date: Wednesday, May 20, 2020 11:52:48 AM
Attachments: [page1image39566992.png](#)
[page2image39527568.png](#)
[HSVC Carlthorp Response.pdf](#)

EXTERNAL



Planning Commission

The Carlthorp school has applied for a Conditional Use Permit to expand the school on the current property at San Vicente. We ask that you add to the STOA:

I. The new roof top playing field must be noise neutral. We understand that the school is putting in dual pane windows to mitigate the sound. The school should provide mitigation for the neighbors surrounding the school.

II. There are only 32 parking spots for staff, yet the number of staff at the school is greater than 80. The staff hunt for parking in the neighborhood which takes spaces away from residents. This results in residents having to park blocks away from their homes. There needs to be a TDM as well as some consideration for the limiting the amount of parking on the residential streets that surround the school.

A. The school has claimed that parking issues are due to general congestion in the city. This claim is demonstrably false. When the school is not in session there are no parking issues in the neighborhood.

III. There needs to be a plan to correct the already extreme traffic congestion caused by the school. In the morning and afternoon of every day that the school is in session, in excess of 280 students are dropped off and picked up in front of the school using single vehicle trips. The ensuing traffic backup stretches from the school to 4th street, along 4th street from San Vicente to Georgina, and along Georgina from 4th street to 7th street. Residents along this route are subsequently blocked into their homes.

IV. There needs to be a limit on the number of after hours (evenings and

weekends) events allowed. There needs to be a parking plan including vans or buses to bring people to these events so that additional parking is not usurped from the already limited number of spaces.

Even though the school is well-established in this historic district, it is creating a nuisance. We must mitigate any ill effects on the Historic San Vicente District for Carlthorp to be a good neighbor.

Thank You,

Phil Brock
Chair
Historic San Vicente Coalition

A handwritten signature in blue ink, appearing to read "Phil Brock". The signature is fluid and cursive, with a long horizontal stroke at the end.



Planning Commission

The Carlthorp school has applied for a Conditional Use Permit to expand the school on the current property at San Vicente. We ask that you add to the STOA:

- I. The new roof top playing field must be noise neutral. We understand that the school is putting in dual pane windows to mitigate the sound. The school should provide mitigation for the neighbors surrounding the school.
- II. There are only 32 parking spots for staff, yet the number of staff at the school is greater than 80. The staff hunt for parking in the neighborhood which takes spaces away from residents. This results in residents having to park blocks away from their homes. There needs to be a TDM as well as some consideration for the limiting the amount of parking on the residential streets that surround the school.
 - A. The school has claimed that parking issues are due to general congestion in the city. This claim is demonstrably false. When the school is not in session there are no parking issues in the neighborhood.
- III. There needs to be a plan to correct the already extreme traffic congestion caused by the school. In the morning and afternoon of every day that the school is in session, in excess of 280 students are dropped off and picked up in front of the school using single vehicle trips. The ensuing traffic backup stretches from the school to 4th street, along 4th street from San Vicente to Georgina, and along Georgina from 4th

street to 7th street. Residents along this route are subsequently blocked into their homes.

- IV. There needs to be a limit on the number of after hours (evenings and weekends) events allowed. There needs to be a parking plan including vans or buses to bring people to these events so that additional parking is not usurped from the already limited number of spaces.

Even though the school is well-established in this historic district, it is creating a nuisance. We must mitigate any ill effects on the Historic San Vicente District for Carlthorp to be a good neighbor.

Thank You,



Phil Brock

Chair

Historic San Vicente Coalition

From: [Steven Salsberg](#)
To: [Planning Commission Comments](#)
Cc: [David Martin](#); [Jing Yeo](#); [Stephanie Reich](#)
Subject: 19 ENT-0250, 20ENT0066
Date: Wednesday, May 20, 2020 11:58:42 AM
Attachments: [Carlthorp - Summary and comments w-o photos.pdf](#)

EXTERNAL

Regina Szilak:

Here is the same summary and comments but without the photos. This might produce better formatting.

Steven Salsberg
310-395-7186

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.
Submitted by Steven Salsberg

Summary of Proposed and On-going Violations

The Planning Commission, thus, may not approve the Carlthorp School's application, so long as the Carlthorp School (the "Applicant") is in violation of any of such discretionary entitlement permit conditions. And, the Planning Commission cannot *lawfully* approve the Carlthorp School's application as it is currently drafted because the proposal would violate SMMC zoning ordinances.

(Separately included are my full comments, containing a more robust description of the proposed zoning violations and Conditional Use Permit violations.)

Proposed Zoning Code Violations

Zoning Code Violations in the South Wing Building

The Applicant proposes redesigning the south wing building so that it would have three stories, in violation of the Santa Monica Municipal Code ("SMMC"). The subject property is in an R2 zone, where no more than two stories are permitted. (See SMMC Section 9.08.030 (Development Standards).) The parking area level is the first story. SMMC Section 9.52.020.2320 defines what a "Story" is, which does exclude an attic and a basement. (See, also, SMMC Section 9.04.060 (Determining the Number of Stories in a Building).) However, the parking area level is not a basement because more than three feet of the parking area level projects more than 3 feet above the Average Natural Grade. (SMMC Section 9.52.020.0230 (defining "Basement").) The second story is immediately above the parking area level and primarily contains classrooms.

The Applicant proposes that it be permitted to add a third story above the other two stories described above. The area above the second story is at least a full seven feet high up to the top of the roof, as depicted in the Staff Report, Attachment D, Project Plans, Plan Numbers A200, A201, A300, and A301. While the definition of a Story does exclude an attic (see SMMC Section 9.52.020.2320), the space above the second story does not meet the definition of an attic and it is thus a third story. (See SMMC Section 9.52.020.0180 (limiting an attic to an "area less than 7 feet in height").) The Planning Commission may not lawfully permit the Applicant to build a playground on top of the southern wing of its campus because the additional third story that the Applicant proposes building beneath the roof would exceed the limitation of two stories in an R2 zone. (See SMMC Section 9.08.030 (Development Standards).)

Also, SMMC Section 9.08.030, which specifies certain Development Standards, increases the rear setback to 20 feet for rear setbacks for parcels bordering an R1 District zone in the rear of the parcel. (See SMMC Section 9.08.030.D.2.) The Applicant's parcel borders an R1 District zone in the rear of its parcel. "Where a rear parcel line abuts an alley, the rear setback shall be measured from the center line of the alley." (SMMC Section 9.04.130.B.) According to the Applicant's plans the south wing

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.

Submitted by Steven Salsberg

building is approximately 16 feet from the centerline of the alley. (See Staff Report, Attachment D, Project Plans, Plan Number A101.) The Applicant cannot execute its proposal without violating SMMC Section 9.08.030.D.2.

Also, the height of a structure within 25 feet of an R1 District zone is limited to 23 feet for a building with a flat roof. (See SMMC Section 9.08.030.D.1.) As stated in the previous paragraph, the Applicant's parcel borders an R1 District zone in the rear of the parcel and at its closest point, the building is only approximately 16 feet from the centerline of the alley. Thus, the first 9 feet of the building from the southern perimeter of the building would be in violation of the zoning code because the Applicant proposes that it install a flat roof where the building height would become 30 feet, in violation of SMMC Section 9.08.030.D.1.

The Applicant Plans to Use the Proposed Subterranean Space for Teaching Classes, Thus Requiring Additional Parking That is Not Included in the Proposal

The subterranean room for music and performance classes and for performance activities is functionally adding classroom space, for which the zoning code requires that the school add parking spaces. The Applicant admits that its proposed "subterranean multi-purpose room" would be used for **teaching classes and as classroom space** when it says that the proposed expansion would be used for "performances and other K-6 educational activities, which include music and performing arts classes." (See City of Santa Monica – City Planning Division, Discretionary Permit Application, for 438 San Vicente Blvd, for a Minor Modification (not dated or signed), attached sheets Project Description ("Minor Mod Project Description"), at 2.) (See SMMC 9.28.060 (describing Off-Street Parking requirements).)

The Application Should Be Rejected in its Totality Due to Procedural Flaws

The Minor Modification application was not signed or dated.

I requested numerous documents and information, which I was denied or delayed in receiving, and for which I am still waiting to receive.

The public is being denied the opportunity to orally address the Planning Commission at the hearing, however the Applicant is being permitted to address the Planning Commission.

Additional Potential Zoning Code Noncompliance Issues

Arguably, the subterranean large "multipurpose" room is a Community Assembly room, falling under SMMC 9.31.100, and would therefore require one parking space for every four seats. (See SMMC 9.28.060 (relating to Off-Street Parking).)

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.
Submitted by Steven Salsberg

Amongst other things, the Applicant is proposing to alter its courtyard. It must comply with SMMC Section 9.08.030.F.4., which requires that its courtyard “shall be visible and accessible from the sidewalk” and for the depth of Applicant’s courtyard, it must have an opening not less than 18 feet. The Applicant’s proposal does not consider this Development Standard.

The Applicant changed the use of a neighboring spacious three-bedroom residential apartment and using it as administrative offices, in violation of the zoning ordinances. Possibly the Applicant concomitantly converted administrative offices on their campus to classrooms without honoring the requirement to gain approval and add parking.

Violations of Conditions of the City of Santa Monica Planning Commission, Statement of Official Action, Effective 6/27/1996 (the “1996 STOA”)

Condition # 1. This condition requires that a copy of the plans dated, July 27, 1995, “shall be maintained in the files of the City Planning Division. The City Planning Division told me that they do not have a copy of those plans.

Condition # 11. I believe that the Applicant is in violation of the 1996 SMMC Section 9.04.10.02.130. The Applicant has a storage area that appears to not be in compliance with this code section.

Condition # 25. The Applicant is currently and has been violating this condition in numerous ways for many years. The Applicant’s high-powered lights shine onto neighboring properties. The Applicant’s sound amplification system is used excessively and at high volumes. Children shriek very loudly at random times that far exceed normal school playground noise. Applicant’s staff leads organized cheering, and they hold organized activities, which generate elevated levels of noise. On a daily basis, the Applicant organizes several dozen motor vehicles to block traffic by double-parking on San Vicente Boulevard, lining backward and wrapping around 4th Street, and then wrapping again around Georgina Avenue with a long line of double-parked cars extending for hundreds of yards through a residential neighborhood, and thus causing substantial hazards and dangers to local pedestrians, vehicles (both moving and parked), and animals.

Also, on a daily basis, the Applicant’s staff and students and their parents trespass on Applicant’s neighbor’s property.

The Applicant planted trees that have grown tall and thick along the western perimeter of its property, which shed substantial amounts of bark, leaves, twigs, flowering and other reproductive pods, and small branches into the swimming pool, which therefore is often covered with disgusting and decaying organic materials that fall from the Applicant’s trees, creating an unsanitary condition in the swimming pool, sometimes rotting for several days and creating a health hazard.

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.
Submitted by Steven Salsberg

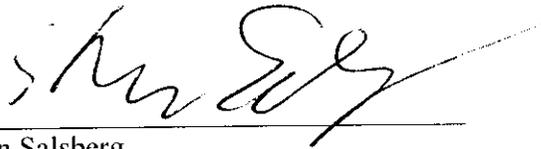
Condition # 31. If the Applicant “fails to comply with any conditions of the [1996 STOA], no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied. As this document describes, the Applicant is in violation of numerous Conditions of the 1996 STOA.

Condition # 36. The Applicant has hedges along the front and western side of its parcel that also function as a wall, and that violate height limitations. (See SMMC 9.21.050; see also attached photos.) The Applicant also has trees that were planted so close together and have grown so thick along its western perimeter that they function as a hedge and as a *de facto* wall, and that violate height limitations. (See *id.*) These trees also block light from entering the windows of neighboring buildings, and thus harming Applicant’s neighbors.

Condition # 59. The Applicant defied this Condition and disrespected the Planning Commission by unilaterally tearing out its grass – that it is required to have and maintain – and replacing it with artificial turf, without gaining any approval from the City.

Condition # 61. This Condition requires that the front yard fence and landscaping shall be “installed and maintained so as not to obstruct a clear view through the fence.” The view through the fence is *completely* obstructed. (Please see attached photos that were taken on 5/19/2020.) The Applicant is also in open defiance of SMMC Section 9.08.030.F.4., which requires that Applicant’s courtyard “shall be visible and accessible from the sidewalk.”

Condition # 62. Applicant is not in compliance with this Condition, which requires that it “provide periodic reports regarding compliance with [the 1996 STOA] conditions.”



Steven Salsberg
416 San Vicente Blvd., # 204
Santa Monica, CA 90402

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.
Submitted by Steven Salsberg

Summary of Proposed and On-going Violations

The Planning Commission, thus, may not approve the Carlthorp School's application, so long as the Carlthorp School (the "Applicant") is in violation of any of such discretionary entitlement permit conditions. And, the Planning Commission cannot *lawfully* approve the Carlthorp School's application as it is currently drafted because the proposal would violate SMMC zoning ordinances.

(Separately included are my full comments, containing a more robust description of the proposed zoning violations and Conditional Use Permit violations.)

Proposed Zoning Code Violations

Zoning Code Violations in the South Wing Building

The Applicant proposes redesigning the south wing building so that it would have three stories, in violation of the Santa Monica Municipal Code ("SMMC"). The subject property is in an R2 zone, where no more than two stories are permitted. (See SMMC Section 9.08.030 (Development Standards).) The parking area level is the first story. SMMC Section 9.52.020.2320 defines what a "Story" is, which does exclude an attic and a basement. (See, also, SMMC Section 9.04.060 (Determining the Number of Stories in a Building).) However, the parking area level is not a basement because more than three feet of the parking area level projects more than 3 feet above the Average Natural Grade. (SMMC Section 9.52.020.0230 (defining "Basement").) The second story is immediately above the parking area level and primarily contains classrooms.

The Applicant proposes that it be permitted to add a third story above the other two stories described above. The area above the second story is at least a full seven feet high up to the top of the roof, as depicted in the Staff Report, Attachment D, Project Plans, Plan Numbers A200, A201, A300, and A301. While the definition of a Story does exclude an attic (see SMMC Section 9.52.020.2320), the space above the second story does not meet the definition of an attic and it is thus a third story. (See SMMC Section 9.52.020.0180 (limiting an attic to an "area less than 7 feet in height").) The Planning Commission may not lawfully permit the Applicant to build a playground on top of the southern wing of its campus because the additional third story that the Applicant proposes building beneath the roof would exceed the limitation of two stories in an R2 zone. (See SMMC Section 9.08.030 (Development Standards).)

Also, SMMC Section 9.08.030, which specifies certain Development Standards, increases the rear setback to 20 feet for rear setbacks for parcels bordering an R1 District zone in the rear of the parcel. (See SMMC Section 9.08.030.D.2.) The Applicant's parcel borders an R1 District zone in the rear of its parcel. "Where a rear parcel line abuts an alley, the rear setback shall be measured from the center line of the alley." (SMMC Section 9.04.130.B.) According to the Applicant's plans the south wing

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.

Submitted by Steven Salsberg

building is approximately 16 feet from the centerline of the alley. (See Staff Report, Attachment D, Project Plans, Plan Number A101.) The Applicant cannot execute its proposal without violating SMMC Section 9.08.030.D.2.

Also, the height of a structure within 25 feet of an R1 District zone is limited to 23 feet for a building with a flat roof. (See SMMC Section 9.08.030.D.1.) As stated in the previous paragraph, the Applicant's parcel borders an R1 District zone in the rear of the parcel and at its closest point, the building is only approximately 16 feet from the centerline of the alley. Thus, the first 9 feet of the building from the southern perimeter of the building would be in violation of the zoning code because the Applicant proposes that it install a flat roof where the building height would become 30 feet, in violation of SMMC Section 9.08.030.D.1.

The Applicant Plans to Use the Proposed Subterranean Space for Teaching Classes, Thus Requiring Additional Parking That is Not Included in the Proposal

The subterranean room for music and performance classes and for performance activities is functionally adding classroom space, for which the zoning code requires that the school add parking spaces. The Applicant admits that its proposed "subterranean multi-purpose room" would be used for **teaching classes and as classroom space** when it says that the proposed expansion would be used for "performances and other K-6 educational activities, which include music and performing arts classes." (See City of Santa Monica – City Planning Division, Discretionary Permit Application, for 438 San Vicente Blvd, for a Minor Modification (not dated or signed), attached sheets Project Description ("Minor Mod Project Description"), at 2.) (See SMMC 9.28.060 (describing Off-Street Parking requirements).)

The Application Should Be Rejected in its Totality Due to Procedural Flaws

The Minor Modification application was not signed or dated.

I requested numerous documents and information, which I was denied or delayed in receiving, and for which I am still waiting to receive.

The public is being denied the opportunity to orally address the Planning Commission at the hearing, however the Applicant is being permitted to address the Planning Commission.

Additional Potential Zoning Code Noncompliance Issues

Arguably, the subterranean large "multipurpose" room is a Community Assembly room, falling under SMMC 9.31.100, and would therefore require one parking space for every four seats. (See SMMC 9.28.060 (relating to Off-Street Parking).)

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.
Submitted by Steven Salsberg

Amongst other things, the Applicant is proposing to alter its courtyard. It must comply with SMMC Section 9.08.030.F.4., which requires that its courtyard “shall be visible and accessible from the sidewalk” and for the depth of Applicant’s courtyard, it must have an opening not less than 18 feet. The Applicant’s proposal does not consider this Development Standard.

The Applicant changed the use of a neighboring spacious three-bedroom residential apartment and using it as administrative offices, in violation of the zoning ordinances. Possibly the Applicant concomitantly converted administrative offices on their campus to classrooms without honoring the requirement to gain approval and add parking.

Violations of Conditions of the City of Santa Monica Planning Commission, Statement of Official Action, Effective 6/27/1996 (the “1996 STOA”)

Condition # 1. This condition requires that a copy of the plans dated, July 27, 1995, “shall be maintained in the files of the City Planning Division. The City Planning Division told me that they do not have a copy of those plans.

Condition # 11. I believe that the Applicant is in violation of the 1996 SMMC Section 9.04.10.02.130. The Applicant has a storage area that appears to not be in compliance with this code section.

Condition # 25. The Applicant is currently and has been violating this condition in numerous ways for many years. The Applicant’s high-powered lights shine onto neighboring properties. The Applicant’s sound amplification system is used excessively and at high volumes. Children shriek very loudly at random times that far exceed normal school playground noise. Applicant’s staff leads organized cheering, and they hold organized activities, which generate elevated levels of noise. On a daily basis, the Applicant organizes several dozen motor vehicles to block traffic by double-parking on San Vicente Boulevard, lining backward and wrapping around 4th Street, and then wrapping again around Georgina Avenue with a long line of double-parked cars extending for hundreds of yards through a residential neighborhood, and thus causing substantial hazards and dangers to local pedestrians, vehicles (both moving and parked), and animals.

Also, on a daily basis, the Applicant’s staff and students and their parents trespass on Applicant’s neighbor’s property.

The Applicant planted trees that have grown tall and thick along the western perimeter of its property, which shed substantial amounts of bark, leaves, twigs, flowering and other reproductive pods, and small branches into the swimming pool, which therefore is often covered with disgusting and decaying organic materials that fall from the Applicant’s trees, creating an unsanitary condition in the swimming pool, sometimes rotting for several days and creating a health hazard.

Summary of Violations, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard.
Submitted by Steven Salsberg

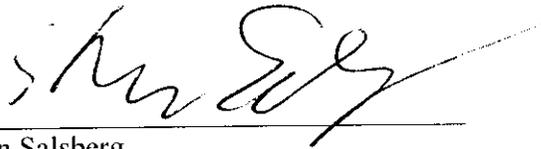
Condition # 31. If the Applicant “fails to comply with any conditions of the [1996 STOA], no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied. As this document describes, the Applicant is in violation of numerous Conditions of the 1996 STOA.

Condition # 36. The Applicant has hedges along the front and western side of its parcel that also function as a wall, and that violate height limitations. (See SMMC 9.21.050; see also attached photos.) The Applicant also has trees that were planted so close together and have grown so thick along its western perimeter that they function as a hedge and as a *de facto* wall, and that violate height limitations. (See *id.*) These trees also block light from entering the windows of neighboring buildings, and thus harming Applicant’s neighbors.

Condition # 59. The Applicant defied this Condition and disrespected the Planning Commission by unilaterally tearing out its grass – that it is required to have and maintain – and replacing it with artificial turf, without gaining any approval from the City.

Condition # 61. This Condition requires that the front yard fence and landscaping shall be “installed and maintained so as not to obstruct a clear view through the fence.” The view through the fence is *completely* obstructed. (Please see attached photos that were taken on 5/19/2020.) The Applicant is also in open defiance of SMMC Section 9.08.030.F.4., which requires that Applicant’s courtyard “shall be visible and accessible from the sidewalk.”

Condition # 62. Applicant is not in compliance with this Condition, which requires that it “provide periodic reports regarding compliance with [the 1996 STOA] conditions.”



Steven Salsberg
416 San Vicente Blvd., # 204
Santa Monica, CA 90402

Preface

This comment letter includes explanations how the subject application for discretionary entitlements, if built, would violate the Santa Monica Municipal Code (“SMMC”) zoning ordinance. I include citations to the specific codes sections that would be violated. I also provide, herein, specific current and ongoing violations of conditions that the Carlthorp School must abide by based on its already existing discretionary entitlement permit, with citations to such conditions and compelling evidence. One such requirement of the Carlthorp School’s existing discretionary entitlement permit is that it may not obtain approval of any additional entitlements so long as it is violating any such conditions. The Planning Commission, thus, may not approve the Carlthorp School’s application, so long as it is in violation of any of such conditions. And, the Planning Commission cannot lawfully approve the Carlthorp School’s application as it is currently drafted because the proposal would violate SMMC zoning ordinances.

[Separately included is a summary of the relevant violations.]

Introduction

I am a graduate of Santa Monica High School. My current location in Santa Monica has been my home since I was a freshman in college, through three separate graduate programs, and through career and other educational pursuits. I love it here; it has been my rock.

My roots in Santa Monica run much longer and deeper than that. My father, who had a law office in Santa Monica dating back to before I was born, used to tell me stories about how he would catch barracuda and other fish off of the Santa Monica Pier when he was a child. Some of my close family relatives have lived in Santa Monica since more than 50 years ago. My mother’s grandparents lived just south of Santa Monica in Venice, right off the beach, for approximately 40 years before they passed.

Since the Carlthorp School (the “Applicant”) expanded in the 1990s, it has become a nightmarish neighbor and has behaved like a bullying 800-pound guerilla. Its representatives would pretend to be cooperative, but it would never noticeably cooperate. I have complained to them many times but they would always refuse to do anything. Most critically, I complained to the former principal (Ms. Menzies) several times because they had torn out their grass and installed artificial turf that would emit noxious fumes on hot sunny days that would waft up into our home. I even begged her to do something about it but she refused. I am convinced that such noxious fumes led to my dear sweet mother’s suffering and contributed to her demise. My mother’s sense of smell was comprised so she didn’t realize it, but I could distinctly smell it. The fumes also waft over the fence into the pool area where I swim on average a few times per week, but I am afraid to swim during the day when it is sunny due to the noxious fumes.

I have also complained to the Applicant numerous times throughout the years regarding the extremely loud noises that the Applicant generates but nothing ever changes. The Applicant's children when outside are very loud and at random times there are elevated spurts of extremely loud noises. A child will commonly, but suddenly, let out a shrieking scream, which even Principal Menzies initiated a comment to me about that she found such screams to be particularly vexing. These screams, which occur at random easily a dozen times per day, I seriously doubt if they were measured by the dubious noise report submitted by the Applicant.

The Applicant uses at an excessively loud level an amplified speaker system for extended periods of time at least twice per day and often at other times, such as for speeches and very loud amplified music and singing. The Applicant's use of amplified sound is particularly inconsiderate of its neighbors because it is mostly not necessary. When I was in grammar school we had a speaker system, which was almost never used. I only remember it being used once, in my seven years there, when there was an emergency. Yet there, neighboring homes had a buffer of being on separate blocks. Here, the Applicant obnoxiously refuses to consider its neighbors, which are as close as being immediately adjacent, despite my having called them and the Santa Monica Police Department ("SMPD") to complain about this and other noise problems numerous times over the years.

Regarding sports, it is very common for the Applicant's staff to lead organized cheering, which is extremely loud as children yell and scream in unison at the top of their lungs. More recently, I've notice that the Applicant has been holding competitions after school hours where they invite guests to observe and who also generate substantial noise. This is also a concern regarding traffic and parking in the neighborhood.

I have come to realize that it is futile to even bother calling the Applicant to complain and request that they modify their behavior. The last time I called, I reached someone who displayed the Applicant's true sentiment. He told me that if I don't like the noise, I shouldn't have moved next to a school. I didn't move next to the Applicant; the Applicant moved next to me. In the 1990s the City of Santa Monica (the "City") permitted the Applicant to grow into a bullying 800-pound guerilla. Now, the Applicant wishes to grow into Godzilla by asking the City to allow it to grow far beyond what is appropriate for its existing parcel, particularly considering that the Applicant is nestled closely between buildings and bordering R1 zoned properties.

Crucially important, the thick windows that were installed in the 1990s in the adjacent building, subject to the City of Santa Monica Planning Commission, Statement of Official Action, Effective 6/27/1996 (the "1996 STOA"), Condition # 49, did not in any way whatsoever solve the noise problem when the weather becomes warm (and of course also on hot days) because it is necessary to open the windows to allow fresh air to come in. And, the Applicant's dubious noise report did not address this issue. The Planning Commission of 1996 ("PC1996") in its wisdom recognized the absolute necessity to shield the building adjacent to the playfield from the extreme noise that would be

generated and thus required the installation of the thicker windows. However, PC1996 and the Applicant's neighbors of 1996 evidently overlooked a crucial fact: the thicker windows accomplish nothing when it becomes necessary to open such windows, which is approximately one-half of the school days during a normal year plus now the Applicant conducts a session during part of the summer when virtually every day it is necessary to open such windows. It is not safe and healthy to remain inside such abodes on warm days and hot days without opening the windows. With the windows open, due to the noise coming from the Applicant, it is dysfunctional trying to concentrate, work, and talk on the phone. Particularly now when working from home has become a much more regular activity, it is fundamentally necessary that the noise problem that the Applicant causes be mitigated before any additional discretionary entitlements are given to the Applicant. And, the Applicant should not be permitted to expand its capacity to generate noise.

The Staff Report, Attachment E, Dubious Noise Study

The noise report does not appear to be professionally written. Expert reports must describe with some detail the credentials of the author. This report fails to provide much more than the author's name and the letterhead of the company he works for. For an expert report to be credible, it must display the author's education and training and experience. On that basis alone, the noise study should be completely disregarded. The report is also dubious because it fails to adequately clarify its methodology and it is peppered with grammatical and factual errors, which renders the report even more confusing than it would otherwise be. I know this because I have education and years of experience writing expert opinions (albeit in another field, but a field that applies financial and statistical analysis and computer modeling) and analyzing other experts' opinions, and also as an attorney dealing with experts and their reports and testimony.

Regarding the Acoustical Measurements, the November 6, 2019 test is flawed if any of the school staff was aware that the test was being conducted because the school staff – consciously or sub-consciously – could have prevented some of the students from being in the courtyard, particularly the louder students. This report fails to explain how it controlled the input data, which is essential for any kind of study to be valid.

The November 1, 2019 measurement and analysis is seriously flawed. First, it refers to measuring in the alley as the “closest property lines to the roof playground area.” However, there are neighboring residential windows only 20 feet from the where the rooftop would be located, and only 15 feet from where the proposed staircase on the western perimeter would be located. And, measuring in the alley yields a fundamentally flawed analysis because the measurement is from ambient sound generated from the existing play yard, which is blocked by a building – the south wing of the school – thus, muffling the sound.

The May 4, 2020 test on pages 2 and 3 of the report is flawed in that sometimes the volume of the sound system is elevated and sometimes music, singing, and organized

singing and cheering occurs in unison by numerous people, which makes it much louder than would be the case from a newscast.

The Enclosure and Surface Analysis is particularly lacking in adequately clarifying its methodology. To say that the analysis used computer modeling does not at all explain the methodology. The report does not provide explanation, only conclusions. The report does display an illustration that appears to depict what was tested. But the illustration does not clarify whether an actual sound test was made to those “Receiver” locations or whether those Receiver locations were assumptive testing points for which their analytical models were applied. In either case, the report does not clarify whether the Receiver locations are inside the adjacent building or outside, which is a significant distinction. In any event, without adequate explanation of the analytical model, the methodology, or the formulae, the analysis is meaningless, even were it conducted by an established expert who includes his or her credentials in the report.

South Wing Building

Noise

There are several critical problems with expanding the building on the southern wing of the Applicant’s property. Regardless of the Applicant’s dubious noise report, it is unrealistic to think that placing basketball courts and other outdoor courts on top of a building, 20 or 30 feet high, which is nestled closely between buildings and bordering R1 zoned properties, would not substantially increase the noise pollution that the Applicant already imposes upon its neighbors. Placing such activities on the roof of this building would impose severe noise pollution upon the Applicant’s neighbors and should not be permitted.

If the Planning Commission unwisely and unfairly decides to permit the Applicant to expand by placing playgrounds on top of this building, the Applicant should not be permitted to allow anyone up there other than (1) enrolled students and staff and only during school hours no later than 3 PM, Monday through Friday, (2) people on the limited occasions when it is necessary for limited inspections (including prospective enrollees) and maintenance. No spectator activities should be permitted and no events should be permitted. And no sound amplification equipment, including speakers, should be permitted.

The Planning Commission should allow the Applicant’s neighbors and the remaining public to take the necessary time to coordinate, study, brainstorm, and then to generate limitations and strictures that would actually be effective at preventing additional excessive noise before granting any discretionary entitlements.

The Planning Commission should prohibit the Applicant from holding outdoor events campus wide, when the noise level becomes elevated from the already loud noisy ongoing operating conditions, on warm and hot days – or at least during the warm and

hot months April through October. (See discussion, below, relating to Condition 49 in the 1996 STOA.)

Privacy and Noise

The Applicant's plans indicate that an open staircase will be built on the western side of the south-side building wing. Either the staircase should not be permitted at all on the west side of the play court or it should be fully enclosed without any windows, except possibly opaque skylights. An open staircase would be a source of loud noise from racing children pounding up and down the stairs and loud yelling, screaming, and talking at random times only approximately 15 feet from neighboring residences. Also, the frequent presence of children and adults upon the staircase would be extremely invasive of the privacy of the residents in the adjacent building to the west. Nothing would prevent people upon the stairwell from stopping and gazing into the windows of the adjacent building, substantially devastating the privacy, comfort, and peace of mind of residents in the adjacent building.

Windows should not be permitted on the west side of the playfield facing towards the building to the west. Such windows would be highly invasive of residents' privacy.

Zoning Code Violations in the South Wing Building

The Planning Commission should also not grant the Applicant the ability to convert and expand the south wing building as proposed because that would create certain zoning code violations.

First, the Applicant proposes redesigning the south wing building so that it would have three stories, in violation of the Santa Monica Municipal Code ("SMMC"). The subject property is in an R2 zone, where no more than two stories are permitted. (See SMMC Section 9.08.030 (Development Standards).) The parking area level is the first story, contrary to the Applicant's false and misleading assertion in its Discretionary Permit Application that the proposed rooftop playground would be "above a single-story (including basement) wing of the campus." (See Minor Mod Project Description, at 2.) SMMC Section 9.52.020.2320 defines what a "Story" is, which does exclude an attic and a basement. (See, also, SMMC Section 9.04.060 (Determining the Number of Stories in a Building).) However, the parking area level is not a basement because more than three feet of the parking area level projects more than 3 feet above the Average Natural Grade. (SMMC Section 9.52.020.0230 (defining "Basement")). The second story, which the Applicant admits to, is immediately above the parking area level and primarily contains classrooms.

The Applicant proposes that it be permitted to add a third story above the other two stories described above. The area above the second story is at least a full seven feet high up to the top of the roof, as depicted in the Staff Report, Attachment D, Project Plans, Plan Numbers A200, A201, A300, and A301. While the definition of a Story does

exclude an attic (see SMMC Section 9.52.020.2320), the space above the second story does not meet the definition of an attic and it is thus a third story. (See SMMC Section 9.52.020.0180 (limiting an attic to an “area less than 7 feet in height”).) The Planning Commission should not permit the Applicant to build a playground on top of the southern wing of its campus because the additional third story that the Applicant proposes building beneath the roof would exceed the limitation of two stories in an R2 zone. (See SMMC Section 9.08.030 (Development Standards).) There, the Planning Commission cannot lawfully approve the Applicant’s plans and proposal.

The Planning Commission should also reject the Applicant’s proposal because it would create a second and a third zoning violation. SMMC Section 9.08.030, which specifies certain Development Standards, increases the rear setback to 20 feet for rear setbacks for parcels bordering an R1 District zone in the rear of the parcel. (See SMMC Section 9.08.030.D.2.) The Applicant’s parcel borders an R1 District zone in the rear of its parcel. “Where a rear parcel line abuts an alley, the rear setback shall be measured from the center line of the alley.” (SMMC Section 9.04.130.B.) According to the Applicant’s plans the south wing building is approximately 16 feet from the centerline of the alley. (See Staff Report, Attachment D, Project Plans, Plan Number A101.) The Applicant cannot execute its proposal without violating SMMC Section 9.08.030.D.2., and therefore the Planning Commission should reject the Applicant’s proposal.

A third zoning violation would occur because the height of a structure within 25 feet of an R1 District zone is limited to 23 feet for a building with a flat roof. (See SMMC Section 9.08.030.D.1.) As stated in the previous paragraph, the Applicant’s parcel borders an R1 District zone in the rear of the parcel and at its closest point, the building is only approximately 16 feet from the centerline of the alley. Thus, the first 9 feet of the building from the southern perimeter of the building would be in violation of the zoning code because the Applicant proposes that it install a flat roof where the building height would become 30 feet, in violation of SMMC Section 9.08.030.D.1. The Planning Commission should reject the Applicant’s proposal.

The Applicant Plans to Use the Proposed Subterranean Space for Teaching Classes, Thus Requiring Additional Parking That is Not Included in the Proposal

The subterranean room for music and performance classes and for performance activities is functionally adding classroom space, for which the zoning code requires that the school add parking spaces. However, the school is attempting to mislead the Planning Commission and the public by attempting to have such large structures not be treated as adding any classrooms to avoid having to increase their already substantially deficient amount of parking. The Applicant admits that its proposed “subterranean multi-purpose room” would be used for **teaching classes and as classroom space** when it says that the proposed expansion would be used for “performances and other K-6 educational activities, which include music and performing arts classes.” (See City of Santa Monica – City Planning Division, Discretionary Permit Application, for 438 San Vicente Blvd,

Comments of Steven Salsberg, on Case Number 19ENT-0250 (CUP); 20ENT0066 (Minor Modification), at 438 San Vicente Boulevard

for a Minor Modification (not dated or signed), attached sheets Project Description (“Minor Mod Project Description”), at 2.)

The Applicant’s admission that it plans to use the subterranean multi-purpose room for **teaching classes and as classroom space** is their long-standing position. The Applicant made the same admission in their initial application. (See City of Santa Monica – City Planning Division, Discretionary Permit Application, for 438 San Vicente Blvd., 19ENT-0250 (CUP), and 19ENT-0251 (CDRP), signed by Tim Kusserow, attached sheets Project Description, at 2.) The Applicant again admitted that it plans to use the proposed subterranean multipurpose room for **teaching classes and as classroom space** in their first amendment. (See City of Santa Monica – City Planning Division, Discretionary Permit Application, for 438 San Vicente Blvd., 20ENT-0066, signed by Tim Kusserow (3/3/2020), attached sheets Project Description, at 2.)

The Applicant’s Cover-up and Rationalization of the Additional Classroom Space

On May 1, 2020, I discussed Applicant’s proposals with Jing Yeo, the City’s Planning Manager and Zoning Administrator. I inquired why the Applicant had not planned on adding parking spaces to satisfy zoning requirements, considering that it was adding classroom space. Ms. Yeo told me that if the Applicant is adding classrooms, it must also add parking. I then pointed out that the Applicant had admitted that it plans to add classroom space using the subterranean multipurpose structure. Ms. Yeo told me a day or two later that she informed the Applicant as to what I had said. The Applicant immediately began rationalizing and trying to cover up its admission that it intends to use the subterranean structure for teaching music and performing arts. Within a few days, the Applicant produced a draft of what became a propaganda piece, the Carlthorp School Statement Regarding Existing and Planned Multipurpose Rooms (“Multipurpose Room Misleading Rationalization Statement”), which was obviously designed to cover up their obvious and admitted intention of using the proposed subterranean structure for teaching music and performing arts.

I had been asking the Planning Division for all documents relating to this application. The Planning Division emailed to me the Multipurpose Room Misleading Rationalization Statement on May 12, 2020. The Planning Division in its Staff Report disgracefully accepts the Applicant’s Multipurpose Room Misleading Rationalization Statement instead of accepting the obvious and the Applicant’s earlier series of admitting that it has been planning to use the proposed subterranean structure for teaching music and performing arts. The Planning Commission should not allow the Applicant to build the subterranean structure because the Applicant in-so-doing would be increasing its classrooms, and thus it would be required to concomitantly increase the number of parking spaces. (See SMMC 9.28.060 (describing Off-Street Parking requirements).)

The school already has been operating by, amongst other things, making substantial noise and imposing substantial stress upon the local neighborhood’s already overtaxed parking

and traffic capacity. The school already does not have adequate parking (approximately 34 spaces) for its staff of 80 people, and has activities, inviting large numbers of visitors, whereby both staff and visitors every week day and occasionally for weekend events and at night park on the street as far as blocks away. On a daily basis, the school causes trains of vehicles idling and double-parked for an extended period of time that extend more than a block away, causing traffic interference and hazards to both pedestrians and vehicles. Such condition would be substantially aggravated by the school's aggressive expansion proposals. The Applicant should absolutely not have inter-scholastic events.

The Applicant's Long History of Misleading the City and the Planning Commission

The Applicant cannot be trusted and its statements are disingenuous. For example, the Applicant told the City when it applied for its current Conditional Use Permit ("CUP") and variance, that their total staff would be expanded from 22 people (15 full time and 7 part time) to only 32 people (24 full time and 8 part time), which was a comparable percentage increase to their planned enrollment expansion of slightly less than 50% at that time. (See Letter from Arthur L. Kassan, Consulting Traffic Engineer, to Ronald K. Fuchiwaki, City Parking & Traffic Engineer, dated 6/13/1995, at 1.) The Applicant in 1996 received a variance to allow for their parking configuration, which would have been sufficient to support their "planned" staff of 32 people. However, the Applicant's staff swelled to 80 people after receiving their CUP and variance in 1996.

The Applicant now says that their proposed project would not expand their existing enrollment of 280 or their staff of 80. The Applicant cannot be trusted. As presented, nothing in their proposal would prevent them from increasing their enrollment or their staff after the City grants them additional entitlements, yet the school's proposals would expand their functionality and concomitantly making it more likely that they would need more staff and be more capable of increasing their enrollment. That must not occur.

Instead of giving more discretionary entitlements to the Applicant, the Planning Commission should re-open the discretionary entitlements that the Applicant received in 1996 and impose additional conditions upon the Applicant or even remove such entitlements. I call upon the Planning Commission to rehear the Applicant's discretionary permits that it received in 1996 because, as I allege, the Applicant did not obtain such permits honestly and in good faith.

Generally, people are often inclined to be sympathetic to the causes of schools. Schools are charged, in part, to instill good values and character into the young. However, the Applicant bullies and harms its neighbors and misleads the City and the public. The Applicant is not worthy of any sympathy as an instiller of values and character and integrity.

The Applicant should have to negotiate directly with its neighbors if it wants to expand, rather than be permitted to dictate aggressive expansion plans upon its neighbors.

The Application Should Be Rejected in its Totality Due to Procedural Flaws

The Planning Commission should reject the application out of hand because the Minor Modification to Allow an Additional .06% Ground Floor Parcel Coverage was not signed or dated, which also made it confusing to the public in part because such document was the Applicant's second amendment to its initial application.

The Planning Commission should also reject the application because I requested numerous documents and information, which I was denied or delayed in receiving. I am still waiting to receive a number of documents and information that I have requested. One particular concern is that the parcel coverage calculations, for which the Applicant is requesting a Minor Modification, have not been truly verified. Well more than a month ago, I requested to receive sufficient information so that I could conduct my own calculations to verify whether the parcel coverage conclusions in the application and in the Staff Report were actually correct. The Planning Division several times made commitments to me to provide such information. However, a few days ago, the Planning Division reneged on such commitment and told me that they were now refusing to cooperate with such requests. The Planning Commission should not confirm the application until I have had the opportunity to receive such relevant information and had ample time to conduct such relevant calculations. The process has clearly been tainted.

Additional Potential Zoning Code Noncompliance Issues

Arguably, the subterranean large "multipurpose" room is a Community Assembly room, falling under SMMC 9.31.100, and would therefore require one parking space for every four seats. (See SMMC 9.28.060 (relating to Off-Street Parking).)

Amongst other things, the Applicant is proposing to alter its courtyard. It must comply with SMMC Section 9.08.030.F.4., which requires that its courtyard "shall be visible and accessible from the sidewalk" and for the depth of Applicant's courtyard, it must have an opening not less than 18 feet. The Applicant's proposal does not consider this Development Standard and therefore the Planning Commission should reject the Applicant's proposal.

Staff Report, Attachment B, Draft Statement of Official Action (the "Draft STOA")

All findings are dubious and the falsities are so numerous that it is simpler to reject all of them in their entirety. I thus allege that the Planning Division's findings as reflected in the Draft STOA are without merit and completely false. I'll only mention specifically a few particularly outrageously false findings. Minor Modification Findings, the fourth paragraph on page 27 of the Staff Report on the Draft STOA states that "[t]he proposal will not impact the adjacent properties with regard to privacy, sunlight and air." Such statement is patently false. The proposal would absolutely compromise the privacy of its neighbors, as described elsewhere herein. The open stairwell and windows, on the

western wall of the south wing structure will devastate the privacy to the homes in the adjacent building. The wall would block direct sunlight from entering the windows of the adjacent building. These facts were told to the Planning Division. This process is a travesty.

In particular, it is crucially important that the Applicant not deprive its neighbors of sunlight by building a high wall on the west side of its southern wing. Depriving its neighbors of sunlight would prevent them from (1) recharging vital electrical equipment during emergencies, (2) overcoming the debilitating effects of Seasonal affective disorder, (3) ripening fruits and vegetables that are kept near windows, (4) warming the home from natural sunlight, (5) nourishing houseplants, etc. I have also heard that sunshine is good for killing viruses, such as COVID-19.

Conditions of Approval

Project Specific Conditions

Condition # 4 is absurdly lenient. And, it is obvious that the issues raised in this condition were carefully orchestrated by and with conference with the Applicant, and were not discussed and/or negotiated with the Applicant's neighbors. The neighbors should be brought into the process before anything is granted to the Applicant. Sports league games and all sporting activities should be included as Special School Events and 18 Special School Events per academic year is excessive. This condition should clarify that all Special School Events should be noticed to its neighbors, as opposed to only those events in which the Planning Director's approval is required.

Condition #5 should require that neighbors have a weighty voice in the development of any Parking and Loading Operations Plan.

Condition # 6: Valet parking is a horrible idea and would impose grave consequences upon the neighborhood if the valet attendants may park cars on the neighborhood streets. Carpooling should be required of the Applicant's staff on school days to lessen the load on parking in the neighborhood.

Condition #8: No additional speakers should be permitted, particularly in the proposed play court. The two remaining speakers should be restricted in their use and redirected away from nearby buildings.

Condition # 10: The walkie talkies are very annoying and should not be permitted near neighboring buildings. They are loud and the sound and sound quality is extremely grating on the nerves.

Condition # 11: Neighbors should be consulted so that unrealistic assumptions are not incorporated into the analysis. The Applicant's dubious noise analysis, Attachment E, should also incorporate neighbors' input before it is accepted as valid and this

Application should not be approved until such analysis has met such hurdles. This condition does not clarify consequences for failing this condition.

Condition # 12: This condition would be a good idea if it had “teeth” and if neighbors actually had any power. After many years where the Applicant has pretended it would cooperate, it never has cooperated after countless complaints directly to the Applicant and to the SMPD. This condition is anemic and feckless.

Condition 13: The netting should not be permitted. This condition only serves to block additional sunlight from adjacent buildings. This “condition” is an example of how many of these conditions are not, in fact, conditions to protect the neighborhood but are the means for providing extra benefits to the Applicant and appear as a backdoor method for the Applicant, with the extreme compliant assistance of the Planning Division, to get more of what it wants to the detriment of the neighborhood.

Comments Related to the 1996 STOA

Conditions

Plans

Condition # 1. This condition requires that a copy of the plans dated, July 27, 1995, “shall be maintained in the files of the City Planning Division. During my research and investigation, I asked the City Planning Division for a copy of these plans and to see these plans. I was denied that opportunity. The City Planning Division told me that they do not have a copy of those plans. I was told that Building and Safety might have a copy of such plans but that due to the City’s closure since March of this year, I would not be permitted to see such plans. This condition has been violated and I was denied the opportunity to sufficiently conduct my research and investigation. The Planning Commission must not approve the application until I have been given sufficient access to these plans and ample opportunity to review them and integrate such review into my research and investigation.

Architectural Review Board

Condition # 11. I believe that the Applicant is in violation of the 1996 SMMC Section 9.04.10.02.130. The Applicant has a storage area that appears to not be in compliance with this code section. Also, I made an information request to the City in February 2020, which was not fully fulfilled, and for which I need to determine compliance of this and other conditions. I requested several relevant SMMC code sections from that era. The City employee, David Willis, partially fulfilled my request but could not manage to complete my request before the City closed in March 2020. This condition has been violated and/or I was denied the opportunity to sufficiently conduct my research and investigation. The Planning Commission must not approve the application until my document requests have been fulfilled and I have had ample

opportunity to review such information and documents and integrate such review into my research and investigation

Miscellaneous Conditions

(The following references and [quotes] are to Attachment G, the Annotated 1996 STOA (the “Annotated 1996 STOA.”)

Condition # 25. Contrary to the Annotated 1996 STOA’s comment, the Applicant has consistently been a horrible neighbor and has continuously acted detrimentally to its neighbors, including myself and the Applicant has been operating in violation of this and other Conditions continuously for many years. The Annotated 1996 STOA comment justifies that there has been ongoing compliance because there is “no record of complaints to Code Enforcement.” Such statement is disingenuous. First, it is highly unlikely that many neighbors are even aware of what Code Enforcement is or that they have been charged with enforcing Conditions and code that very few neighbors are likely to be aware of. Nor was I, who for a long time have been highly adversely affected by the Applicant, aware of the “Conditions” and Code Enforcement’s responsibility to enforce the SMMC and these “Conditions.” And, the Planning Division even withheld my being fully informed regarding such conditions. The Planning Division withheld my receiving the 1996 STOA until approximately two weeks ago, despite the document requests that I had made months before that should have produced the 1996 STOA. Second, I have complained dozens of times directly to the Applicant itself and to the SMPD, who told me on those multiple occasions that it would visit the Applicant, and I told such fact to the Planning Division multiple times. It is duplicitous of the Applicant to make such comments that it does here in the Annotated 1996 STOA. The Staff Report, in Attachment G and elsewhere, ignores contrary facts and describes a glossed over and falsely positive depiction of the Applicant’s responsiveness and treatment of its neighbors.

The Applicant is currently and has been violating this condition in numerous ways for many years. The Applicant’s high-powered lights shine onto neighboring properties. The Applicant has been making loud noises, using its sound amplification system excessively and at high volumes. Some of its children shriek very loudly at random times that far exceed normal school playground noise, and which was very unlikely to have been picked up by the dubious noise study. Applicant’s staff leads organized cheering, and they hold organized activities, which generate elevated levels of noise and which was unlikely to have been registered by any controlled noise study that may have been conducted. On a daily basis, the Applicant organizes several dozen motor vehicles to block traffic by double-parking on San Vicente Boulevard, lining backward and wrapping around 4th Street, and then wrapping again around Georgina Avenue with a long line of double-parked cars extending for hundreds of yards through a residential neighborhood. In so doing, Applicant causes substantial hazards and dangers to local pedestrians, vehicles (both moving and parked), and animals. On a daily basis, the Applicant imposes its excessive and weighty staff upon the neighborhood’s limited parking resources

because it deceived the Planning Commission 25 years ago when it applied for the permits that it currently operates under by claiming that it would only grow to a staff of 32 instead of its current staff level of 80. (See Letter from Arthur L. Kassan, Consulting Traffic Engineer, to Ronald K. Fuchiwaki, City Parking & Traffic Engineer, dated 6/13/1995, at 1; and see *supra*, at 8.) Yet, the Applicant was able to obtain substantial relaxation of parking requirements by misleading the PC1996, by telling it that the Applicant would only grow to a staff level of 32 people, and thus it has substantially insufficient parking to meet the needs of its staff of 80 people. (See *id.*)

Also, on a daily basis, the Applicant's staff and students and their parents trespass on Applicant's neighbor's property. Code Enforcement has now been informed of some of these violations of this condition, but it is busy now dealing with the current state of emergency.

The Applicant planted trees that have grown tall and thick along the western perimeter of its property, which shed substantial amounts of bark, leaves, twigs, flowering and other reproductive pods, and small branches into the swimming pool where I swim on a weekly and daily basis, year-round, thus causing an invasive nuisance. The pool is often covered with disgusting and decaying organic materials that fall from Applicant's trees, creating an unsanitary condition in the swimming pool, sometimes rotting for several days. Much of this organic material sinks to the bottom long before the pool maintenance service cleans it up. This is a health hazard and creates substantial discomfort to the Applicant's neighbors.

Validity of Permits

Condition # 31. Applicant need not receive an "order to comply" or "notices of violation" for this condition to prevent the Planning Commission from granting further entitlements. This condition says that if the Applicant "fails to comply with any conditions of the [1996 STOA], no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied. As this document describes, the Applicant is in violation of numerous Conditions of the 1996 STOA. Therefore, the Planning Commission must not approve the Applicant's application.

Special Conditions

Condition # 36. The Planning Division assured me that the Applicant has not received approval of any modifications nor has the Applicant applied for any modifications to their 1996 entitlements by or to any division or department, including the Architecture Review Board. However, the Applicant has hedges along the front and western side of its parcel that also function as a wall, and that violate height limitations. (See SMMC 9.21.050; see also attached photos.) The Applicant also has trees that were planted so close together and have grown so thick along its western perimeter that they function as a hedge and as a *de facto* wall, and that violate height limitations. (See *id.*)

These trees also block light from entering the windows of neighboring buildings, and thus harming Applicant's neighbors.

Condition # 39. Please see my statements related to Condition # 25, (under the heading, Miscellaneous Conditions), describing how the Planning Division is not functioning impartially regarding the Staff Report and this application and has been made aware that the student pick-up and drop-off system that the Applicant uses on a daily basis causes dangerous hazards to life and property by organizing several dozen motor vehicles to block traffic by double-parking on San Vicente Boulevard, lining backward and wrapping around 4th Street, and then wrapping again around Georgina Avenue with a long line of double-parked cars extending for hundreds of yards through a residential neighborhood.

Condition # 49. As discussed above, this Condition, which required that the Applicant install extra thick windows in the adjacent building to the west, demonstrates how the building to the west of the Applicant's parcel would be impacted with noise at a very high level and that this Condition was designed to mitigate such impact. However, this Condition only mitigates on cold and cool days when it is tolerable to keep the windows closed during the day. This Condition does nothing to mitigate on warm and hot days, which is approximately half of the time during the normal school year and virtually all of the days during the summer session and when the Applicant holds events during the summer and on hot days.

Condition # 56 & 57. While I haven't completely thought this issue, it would probably be better if the Applicant would concentrate loud outdoor activities to one or two hours per day at regular times, and then making the school grounds quiet the rest of the day. That way the whole day wouldn't be disrupted and neighbors could then organize our time much more productively. Such change in these conditions, particularly during the warm and hot months when it is necessary to keep the windows open, would probably solve many problems.

Condition # 59. In Attachment G, the Annotated 1996 STOA, the Applicant admits that it defied this Condition and disrespected the Planning Commission and the City by unilaterally tearing out its grass – that it is required to have and maintain – and replacing it with artificial turf that, instead of emitting fresh oxygen as grass does, emits harmful noxious fumes that adversely affect the health of its neighbors and caused my dear sweet mother to suffer and contributed to her demise. The Applicant appears to be misleading the Planning Commission and the public again, here, by rationalizing and not disclosing the real reason the Applicant replaced the required grass with artificial turf: so that the Applicant could produce noisy outdoor activity all day long instead of only on a limited basis.

Condition # 61. The Applicant is, and has obviously been openly defying its CUP for a number of years on a continuing basis, not in compliance with this Condition. This Condition requires that the front yard fence and landscaping shall be “installed and

maintained so as not to obstruct a clear view through the fence.” It is plainly obvious to anyone passing by the Applicant’s parcel in the front on San Vicente Boulevard that the view through the fence is *completely* obstructed. (Please see attached photos that were taken on 5/19/2020.) The Applicant is also in open defiance of SMMC Section 9.08.030.F.4., which requires that Applicant’s courtyard “shall be visible and accessible from the sidewalk.” Pursuant to the 1996 STOA, Condition #31, the Planning Commission may not approve the Applicant’s application at this time.

Condition # 62. Applicant is not in compliance with this Condition, which requires that it “provide periodic reports regarding compliance with [the 1996 STOA] conditions.” The Planning Division told me that it provided me with the entire file relating to Applicant’s 1995 – 1996 application for entitlements and all documents related to the Applicant’s current application. While the Planning Division has not provided me with all of the documents that I have asked for, it is clear that I have not received copies of any such period reports. Pursuant to the 1996 STOA, Condition #31, the Planning Commission may not approve the Applicant’s application because Applicant has failed to provide such periodic reports.

Some Final Comments

The process of this application has not been and is not fair to the Applicant’s neighbors and anyone else that may wish to oppose the application. I have requested documents and information from the Planning Division related to this application, which has been withheld from me. Some such documents and information that I requested over the course of the past few months I never received. Other information and documents I received very late and I was not given sufficient time to process before the Planning Commission hearing. For many of my document and information requests, I had to make multiple requests and waste a lot of time, only receiving some of the information and documents that I requested. As the Planning Division ignored many of my requests for information and documents, it raced to prematurely push this matter to go before the Planning Commission. The process has been patently unfair. The Planning Commission should not approve Applicant’s application until I have received all of the documents and information that I have requested and had ample time to review such information and documents.

I have also requested that I orally address the Planning Commission at the hearing but I was denied such opportunity. It is not proper to hold a hearing and refuse the public from addressing the Commission. If the public is being denied the opportunity to orally address the Planning Commission then the Applicant also should not be permitted to address the Planning Commission.

The Applicant has disrespected and flouted the Planning Commission and the laws of the City by changing the use of a neighboring spacious three-bedroom residential apartment and using it as administrative offices, in violation of the zoning ordinances. Perhaps they

Comments of Steven Salsberg, on Case Number 19ENT-0250 (CUP); 20ENT0066
(Minor Modification), at 438 San Vicente Boulevard

concomitantly converted administrative offices on their campus to classrooms without honoring the requirement to gain approval and add parking.

A handwritten signature in black ink, appearing to read 'Steven Salsberg', written over a horizontal line.

Steven Salsberg
416 San Vicente Blvd., # 204
Santa Monica, CA 90402