



November 1, 2020

Chair Landers and Planning Commission Members:

Re: The Carlthorp School

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 rooftop playing field must be noise neutral. We understand that the school is putting in dual pane windows for their classrooms to mitigate the sound. The school should provide mitigation for the rooftop playing field as well.

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 (Transportation Demand Management) as well as some consideration for limiting the amount of parking on the residential streets that surround the school. The school has claimed that parking issues are due to general congestion in the city. However, when the school is not in session there are no parking issues in the neighborhood.

- I. There needs to be a plan to correct the already extreme traffic congestion caused by the school. In the morning and afternoon on school days, 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 toward 7th street. Residents along this route are subsequently blocked into their homes.
- II. 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 for the local neighborhood. 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

**North of Montana Association, 1112 Montana Avenue #516, Santa Monica, California 90403**