



RE: CPC-2019-6138-CU

2515 W. Beverly Blvd., 110 N. Coronado St.; 114-128 N. Coronado St.
APPEAL RESPONSE LETTER

Dear City Planning Commissioners,

I am writing on behalf of our client, Citizens of the World Charter School (CWC) – Silver Lake Campus regarding the appeal by the appellant, Claudia Ruano regarding your approval of our project; case CPC-2019-6138-CU.

The appellant specifically claims that condition number eight (8) is 'too general' and condition nineteen (19) 'still allows for traditional noise from playground spaces'.

Condition #8 states; "The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible." It is CWC's intention to follow all customary guidelines and ordinances pertinent to the project, including the noise ordinance and LAMC Section 41.40 regulating construction noise. We strongly disagree with the appellant that this condition be changed. Inserting any additional language would only be reciting language written in Chapter XI of the Los Angeles Municipal Code.

Condition #19 is also based on noise, specifically that customary noise which emanates from schools. The condition limits amplified or non-amplified music outside, except in conjunction with special events; limits the noise impacts by onsite equipment or compressors; and prohibits use of a public address system except in case of emergencies. The appellant believes that this condition does not go far enough and suggests putting further limits on the amount of noise emanated from children. While we understand the Appellant's home is next door to the play area, we cannot agree to further limiting the existing condition. Our Change of Use application is specifically to create and allow outdoor play areas, and asking children to play silently is neither wise nor possible.

To conclude, this project has widespread support from parents and neighbors. The project is modest in size and scope; and seeks to integrate peacefully into the neighborhood. The project will provide organized outdoor play space in a healthy and safe environment. Our client has been in close contact with the Appellant and is happy to keep a strong line of communication open with her as the project moves forward. In the spirit of transparency and collaboration, our team has had numerous in-person and telephonic meetings, including email correspondence, with the Appellant. Our outreach efforts have included meeting with neighborhood improvement association, and a presentation to the neighborhood council that resulted in support of the project.

We kindly ask that the conditions of the original approval be upheld as written.

Thank you for your consideration in this matter,

A handwritten signature in blue ink, appearing to read "SK", with a stylized, flowing design.

Shawn Keltner
Architect, AIA, NCARB

Wednesday, March 10, 2021
Rev I

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