

10 MAY 24 P2:48

Via Email and hand delivery
Santa Monica Planning Commission
1685 Main Street Room 202
Santa Monica, CA 90401

May 24, 2010

Re: Draft LUCE and City Staff's Errata sheet

Dear Commissioners:

I am writing to follow up on Crossroads' comments at the second and third Planning Commission hearings on the LUCE, to provide some clarification on our continued request for a change in the draft LUCE language regarding the Industrial Conservation district, and to support the language in the Chamber of Commerce letter to you of May 19, 2010.

We continue to be supportive of the many initiatives going forward in the City, especially the light rail project and the LUCE. The LUCE language regarding the Industrial Conservation District is particularly important to us since it will affect -- and potentially define -- the nature of the further development we can envision for Crossroads.

We are grateful for the language changes that have been proposed, notably that existing schools and non-profit/community uses are allowed to remain and expand into nearby properties and that rooftop activity area for schools does not count in calculating FAR.

We are still concerned about the height limit for schools since we will absolutely need 45' to be able to contemplate new facilities, such as a gymnasium or theater on our 21st street campus. Our dense urban campus, bounded as it is by Olympic Boulevard and the Santa Monica Freeway, makes future growth constrained. As a result, we strongly support the proposed changed language in the Chamber of Commerce memorandum on page 10, as follows:

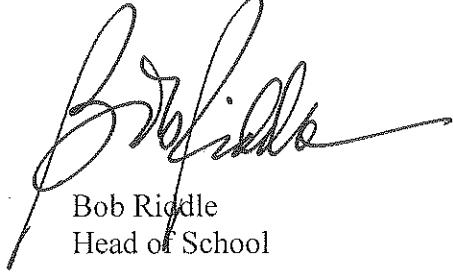
H. Industrial Conservation District/Non-Profits and Schools

"Existing schools and non-profit/community uses are allowed to remain and expand, including onto other nearby properties in the Industrial Conservation District. Such expansion will be subject to the Industrial Conservation Tier Two development parameters **provided the school or non-profit**

organization agrees to adopt and implement a transportation demand management program. Rooftop areas used for school activities do not count in calculating FAR.”

Jeff Guckert, our Assistant Head of School, will be present at tonight’s meeting to answer any further questions.

Most sincerely,



Bob Riddle
Head of School

Cc City Council members
Planning Commission members
Eileen Fogarty, Director of Planning
Kyle Ferstead, Planning Department
Chamber of Commerce Land Use committee
David Bryan, New Roads School