

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2023-1254-VZC-HD-ZAD-ZAA	ENV-2023-1255-MND	12
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
VTT-84101-1A; CPC-2009-1477-CU-ZV-ZAA-SPR-PA1	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
7500 North Chaminade Avenue (7500 North Chaminade Avenue, 23241 West Cohasset Street, 23260 West Saticoy Street, 23217-23255 West Saticoy Street, 7619-7629 North Woodlake Avenue)		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Robert S. Webb, Chaminade College Preparatory	(818) 347-8305	<a href="mailto:clandon@chaminade.org">clandon@chaminade.org</a>
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jessica Pakdaman	(818) 716-2797	<a href="mailto:jessica@raa-inc.com">jessica@raa-inc.com</a>
Brad Rosenheim	(818) 716-2780	<a href="mailto:brad@raa-inc.com">brad@raa-inc.com</a>
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Esther Ahn	(213) 978-1486	<a href="mailto:esther.ahn@lacity.org">esther.ahn@lacity.org</a>
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
Vesting Zone Change (VZC); Height District Change (HD)		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
Zoning Administrator's Determination (ZAD); Zoning Administrator's Adjustment (ZAA)		
ITEMS APPEALED:		
<input checked="" type="checkbox"/> N/A		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

#### NOTES / INSTRUCTIONS:

Please create Council File.

Vesting Zone Change (VZC); Height District Change (HD) only apply to:

23217 – 23255 Satcoy Street & 7619 – 7629 Woodlake Avenue (as depicted on the attached map)

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input checked="" type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input checked="" type="checkbox"/> 500' radius <input checked="" type="checkbox"/> Neighborhood Council <input checked="" type="checkbox"/> Interested Parties	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input checked="" type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]

#### FISCAL IMPACT STATEMENT:

☒ Yes

☐ No

\*If determination states administrative costs are recovered through fees, indicate "Yes."

#### PLANNING COMMISSION:

<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
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<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
March 27, 2025	
<b>LAST DAY TO APPEAL:</b>	<b>DATE APPEALED:</b>
<b>COUNCIL TIME TO ACT:</b>	<b>TIME TO ACT START:</b>
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input checked="" type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input checked="" type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission executive Assistant II	May 27, 2025



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

**MAILING DATE: MAY 1, 2025**

**Case No.: CPC-2023-1254-VZC-HD-ZAD-ZAA**

Council District: 12 – Lee

CEQA: ENV-2023-1255-MND

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Related Cases: VTT-84101-1A; CPC-2009-1477-CU-ZV-ZAA-SPR-PA1

**Project Site:** 7500 North Chaminade Avenue (7500 North Chaminade Avenue;  
23241 West Cohasset Street; 23260 West Saticoy Street;  
23217 – 23255 West Saticoy Street; 7619 – 7629 North Woodlake Avenue)

**Applicant:** Robert S. Webb, Chaminade College Preparatory  
Representative: Jessica Pakdaman, Rosenheim & Associates, Inc.  
Dave Rand, Rand Paster Nelson

At its meeting of **March 27, 2025**, the Los Angeles City Planning Commission took the actions below in conjunction with the following project:

Expansion of an existing high school campus with no increase in student enrollment. The revised campus plan would include a total lot area of approximately 25.86 acres, inclusive of: 1) A new three-story school building, updated parking areas, remodeled athletic fields, new student quads, and renovated classrooms, student service centers and offices on the existing campus; 2) An expanded school campus area of approximately 4.83 acres located across Saticoy Street, proposed for new athletic fields, an aquatic center/outdoor swimming pool, accessory facilities/structures and associated surface parking facilities; and 3) A new pedestrian bridge across Saticoy Street. The revised campus plan for the high school would include a total of 196,468 square feet of floor area equating to a Floor Area Ratio (FAR) of approximately 0.17:1 FAR and will have 501 on-site vehicle parking spaces and 78 bicycle parking spaces.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-1255-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions on the Project; and **adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program;
2. **Approved** and **Recommended** that the City Council **adopt**, pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from the [Q]C1-1VL and P-1VL zones to the (T)(Q)C2-1D Zone on the new North Campus;
3. **Approved**, pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to allow for existing eight-foot-tall perimeter fences and vehicular gates to remain within the front yards (along Cohasset Street and Keswick Street) and for the construction of a new 8-foot-tall-fence and vehicular gate within the front yard (along Cohasset Street) on the Main Campus, in lieu of the maximum height of 6 feet otherwise permitted in the front yard of the A1 Zone pursuant to LAMC Sections 12.21 C.1(g) and 12.22 C.20(f);




4. **Approved**, pursuant to LAMC Section 12.24 X.22, a Zoning Administrator's Determination, to allow for new structures related to the sports facilities on the new North Campus, including, but not limited to, a score board, netting and netting poles, lights and a pedestrian bridge, ranging in height from approximately 25 to 90 feet, in lieu of the 25-foot, 33-foot and 61-foot Transitional Height Limitations permitted within zero-199 feet of lots zoned RW1 or more restrictive pursuant to LAMC Section 12.21.1 A.10;
5. **Approved**, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow the following:
  - a. A maximum building height of 48 feet for the new Multistory Building on the Main Campus, in lieu of 45 feet otherwise permitted in the A1 Zone pursuant to LAMC Section 12.21.1; and
  - b. The encroachment of a proposed above-grade pedestrian bridge and associated support structures into the required front and side yard setbacks in the RS and A1 zones on the west side of Satcoy Street, and reduced setbacks along Cohasset Street (front yard) and along the easterly property lines (side yards) in the A1 Zone for existing encroaching structures (bleachers and buildings) to remain on the Main Campus, in lieu of the setbacks otherwise required pursuant to LAMC Sections 12.07.1 C and 12.05 C;
6. **Adopted** the attached Modified Conditions of Approval; and
7. **Adopted** the attached Amended Findings.

The vote proceeded as follows:

Moved: Lawshe  
Second: Klein  
Ayes: Cabildo, Diaz, Mack, Newhouse, Saitman, Zamora  
Absent: Choe

**Vote: 8 – 0**



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Cecilia Lamas, Commission Executive Assistant II  
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission as it relates to the Zone Change is appealable by the Applicant only if disapproved in whole or in part by the Commission. The remaining approvals are appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles, CA 90012 or 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401.

**FINAL APPEAL DATE: MAY 21, 2025**

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be

filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Zone Change Ordinance, Map, Modified Conditions of Approval, Amended Findings, Appeal Filing Procedures

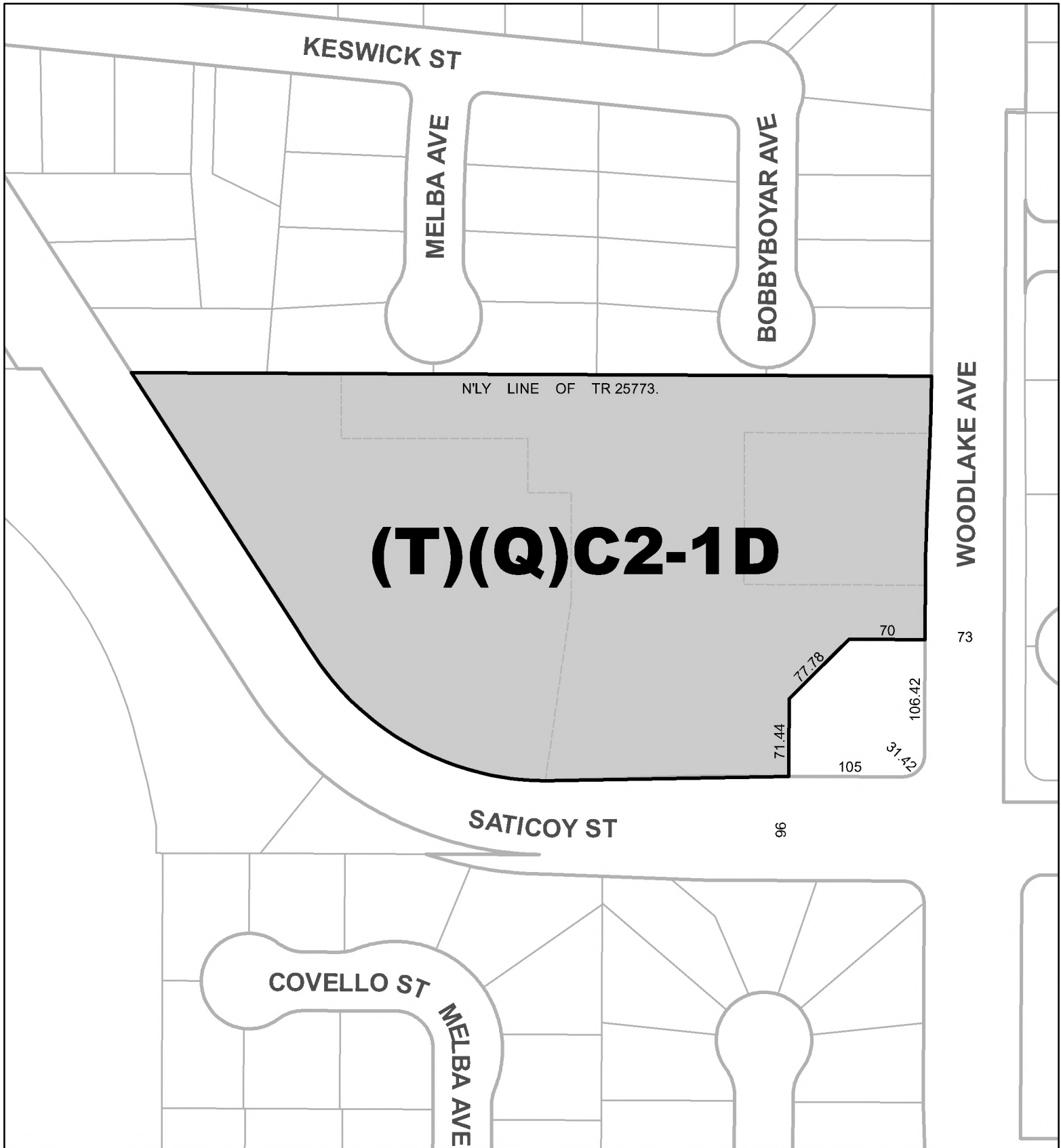
cc: Heather Bleemers, Senior City Planner  
Esther Ahn, City Planner

ORDINANCE NO. \_\_\_\_\_

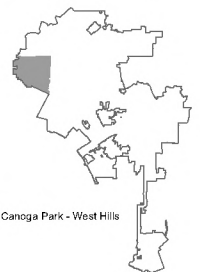
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



City of Los Angeles



Canoga Park - West Hills



0 120 240  
Feet

CPC-2023-1254-VZC-HD-ZAD-ZAA

AAI

030625

## QUALIFIED (Q) CONDITIONS

Pursuant to LAMC Section 12.32 G, the following limitations are hereby imposed upon the use of the subject property (North Campus only), subject to the Qualified (Q) Classification:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped Exhibit "A" and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.



## DEVELOPMENT “D” LIMITATIONS

Pursuant to Section 12.32 G.4 of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property (North Campus only), subject to the “D” Development Limitation:

1. **Height.** The maximum permitted height of structures shall be in substantial conformance with the plans and materials stamped Exhibit “A” and attached to the subject case file.

## **CONDITIONS FOR EFFECTUATING TENTATIVE (T) CLASSIFICATION REMOVAL**

(As Modified by the City Planning Commission at its meeting of March 27, 2025)

Pursuant to LAMC Section 12.32 G, the (T) Tentative Classification shall be removed by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary).

### **Responsibilities/Guarantees:**

Dedications and Improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

1. As a part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Dedications and Improvements.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
  - a. That, a revised map be submitted for information purposes only, prior to the submittal of the final map not showing proposed Lot 3 over the Saticoy Street public right-of-way and the delineation of all required street dedications and easements. This map will be used for final map checking purposes.
  - b. No dedications or street improvements shall be required along the subject property's street frontage on the north side of Cohasset Street.
  - c. That, along the west side of Saticoy Street adjoining the subdivision, a 20-foot wide future street be accepted by the final map.
  - d. That, additional sidewalk easements be provided across the driveways to comply with ADA requirements along Chaminade Avenue and Keswick Street adjoining the subdivision.
  - e. That, the subdivider obtain a revocable permit with the Valley District Office of BOE for the proposed pedestrian bridge over Saticoy Street.

REVOCATION DISCLAIMER FOR SIGNIFICANT IMPROVEMENTS: Vacation of the right-of-way to construct the improvements was not preferred at this time, and a Revocable Permit is recommended in lieu. While the improvements are not required as a development Condition of Approval, and given that the improvements constitute significant private encroachments into the public right-of-way, the City recognizes that the improvements would generally remain in place indefinitely. As such, this permit is not being issued with the intent of revocation in the foreseeable future. Any consideration of revocation of permit will primarily be triggered by the failure of the permittee to properly maintain the improvements and thereby hinder the safety of other facilities or users of the right-of-way. Notice, and the opportunity to rectify any deficiencies, will be provided prior to any permit revocation consideration. Lastly, revocation of this R-permit would be considered by the Board of Public Works.

- f. That the subdivider make a request to the Valley District Office of BOE to determine the capacity of existing sewers in this area.

**Notes:** Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Trees: That Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project for the removal of any tree in the existing or proposed public right-of-way. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for the removal of such trees.

Removal of street trees is required in conjunction with the street widening for this project. Please include the tree removal issue in your public hearing notice for this application. Street lighting improvements may be required satisfactory to the Bureau of Street Lighting (BSL). The applicant should contact BSL for further information 213-847-1551.

The Department of Transportation (LADOT) may have additional requirements for dedication and improvements. The applicant should contact LADOT for further information regarding traffic signals, signs, and equipment at 213-482-7024.

Regarding any conflicts with any power poles, the applicant should contact the Department of Water and Power at 213-367-2715.

Regarding any conflicts with fire hydrants, the applicant should contact the Fire Department Hydrants and Access Unit at 213-482-6543.

### 3. **Street Trees.**

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

**Note:** Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

4. **Street Lighting.** Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District. Construct new street lights: one (1) on Cohasset St, and one (1) on Keswick St. If street widening per BOE improvement conditions, relocate and upgrade street lights: four (4) on Cohasset St, three (3) on Chaminade Ave, seven (7) on Saticoy St, two (2) on Woodlake Ave.

#### **Notes:**

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

## **CONDITIONS OF APPROVAL**

(As Modified by the City Planning Commission at its meeting of March 27, 2025)

Pursuant to Sections 12.24 and 12.28 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

### **Operational Conditions**

1. Hours of Operation Shall Observe the Following Limitations, unless otherwise permitted elsewhere in the conditions.
  - a. For daytime classroom instruction: 6:30 a.m. to 6:00 p.m., Monday through Friday. Evening classes, occurring no more than four times weekly is to conclude by 10:00 p.m. Saturday classroom instruction is limited to the hours of 8:00 a.m. to 6:00 p.m. No classroom instruction is permitted on Sunday.
  - b. For gymnasium use: 6:30 a.m. to 10:00 p.m., Monday through Friday; 8:30 a.m. to 10:00 p.m. on Saturday; and 8:30 a.m. to 8:00 p.m. on Sunday. No Saturday game or practice session shall begin prior to 8:30 a.m. No congregating on the school site for the purpose of these activities shall occur prior to 8:30 a.m. on Saturdays and Sundays. An instructor or school staff member shall be present at the subject site at least one half hour prior to the designated start times to monitor student activities/arrivals to assure that noise impacts on the adjacent neighbors are minimized.
  - c. For Athletic Field/Stadium use: Main Campus: Shall have hours of 7:00 a.m. to 10:00 p.m., Monday through Friday; Saturday use is limited to 8:00 a.m. to 9 p.m., and; 9:00 a.m. to 8:00 p.m. on Sunday. No more than 15 Sundays per year will be allowed. North Campus: Shall have the same hours as the Main Campus, except the end time shall be 9:00 p.m. (instead of 10:00 p.m.) on Monday through Friday, with an exception for overtime/extra inning play. Both Campuses: Athletic use is not permitted on national holidays. No congregating on the site for the purpose of these activities shall occur before the permitted hours. An instructor/school staff member shall be present at the subject site at least one-half hour prior to the designated start times to monitor student activities/arrivals to assure that noise impacts on the adjacent neighbors are minimized.
  - d. For Aquatic Complex/Pool use: Shall have hours of 8:00 a.m. to 8:00 p.m., Monday through Friday. Saturday use is limited to 10:00 a.m. to 7:00 p.m. Athletic use is not permitted on Sundays or national holidays.
  - e. Batting Cages. The batting cages shall be restricted to the sole use of Chaminade students and staff. Main Campus: Shall be limited to 8:00 a.m. to 8:00 p.m., Monday through Saturday. North Campus: Shall be limited to 9:00 a.m. to 7:00 p.m., Monday through Saturday. Both Campuses: No use of the batting cages is permitted on Sundays and national holidays.
  - f. Teacher preparations, normal school maintenance, parent conferences with teachers, school board meetings and similar customary school activities cumulatively limited to 451 vehicles on the property at one time, consistent with the minimum parking required per the Conditional Use under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR, or cumulatively limited to 501 vehicles on the property at one time upon full buildout of



the Project approved pursuant to this subject case and Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA, may extend beyond the hours set forth above.

- g. Motorized sweeping of the parking lots and driveways and motorized landscape maintenance shall occur only between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday.

## 2. Parking.

- a. At least 451 permanent, striped parking spaces shall be provided on the site at all times consistent with the Conditional Use under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR. Upon full buildout of the Project approved pursuant to this subject case and Case No. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, at least 501 permanent, striped parking spaces shall be provided on-site between the Main Campus and North Campus, consistent with Exhibit "A".
- b. The school shall inform parents, students, faculty and staff in writing on an annual basis of all rules regulating school traffic and parking. A copy shall be mailed to the City Planning Department at the same time. The school shall maintain a progressive disciplinary system of enforcement of the involved student(s) from school. The school administration shall maintain a list of license plate numbers of all staff and students permitted to park on campus and shall issue a parking tag to all families to be used when parents visit the school site.
- c. Except during special events, all faculty, administrators, other employees and visitors shall be instructed by persons acting on behalf of the school to park on-site at designated locations.
- d. Special Event Parking
  - i. If a special event at the property is expected to attract more than 451 vehicles, or more than 501 vehicles after full buildout of the Project approved pursuant to this subject case and Case No. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, then off-site parking for vehicles in excess of the 451<sup>st</sup> vehicle (or in excess of the 501<sup>st</sup> vehicle after full Project buildout) shall be provided at the West Hills Hospital (located at 7300 Medical Center Drive) and/or other locations which the school may secure, to the satisfaction of the City Planning Department. Those persons attending the event shall be instructed to park in such off-site parking locations (unless playing field parking is allowed on the campus). Note: In the event that the school secures another off-site parking facility in lieu of the existing site, the applicant must notify the City Planning Department, the West Hills Neighborhood Council, the Council Office, and residents within a 500-foot radius, in writing at least 90 days in advance.
  - ii. A free shuttle bus system shall be used between the off-site parking area(s) and the subject property. Shuttle vehicles shall be of a number and carrying capacity to facilitate the transport of persons to and from the property expeditiously. The use of temporary signage will be used to inform parents, students and visitors to park within the designated off-site area(s) and to use the shuttle system. Note: Text-only temporary signs are permitted for use during the day of the special event, and will be posted and removed at least one half hour prior to the event and removed one half hour after the conclusion of the event.

- e. Construction Parking. In the event that construction staging takes place within the parking areas, and if at least 20 spaces are encumbered for construction purposes, Chaminade shall provide an equal number of temporary off-site parking spaces at a secondary site. Off-site parking will not be permitted along adjacent streets. If the secondary site is not immediately adjacent to the campus, a shuttle shall be provided to transport students, staff, and visitors to and from the school.
  - f. For all games, competitions and swim meets on the North Campus:
    - i. All Chaminade students, faculty and staff shall be directed to park on the Main Campus.
    - ii. In advance of each game day, written notice shall be provided to all visiting teams to indicate that vehicles must park on campus (either on the North Campus or across the street on the Main Campus), and that street parking on Keswick Street and other residential streets is not permitted.
3. Traffic Management Program. The school shall implement the updated Traffic Management Program, dated May 4, 2023, to encourage carpooling amongst parents and students, bicycling, the use of school buses, and the use of public transit to reduce vehicular trips to school, and to improve the efficiency of the drop-off and pick-up operations and help minimize any disruptions to non-school traffic flow in the vicinity of the school. A copy of the updated Traffic Management Program shall be provided to the Department of City Planning and the Council Office prior to the issuance of a new certificate of occupancy. A copy shall also be available on-site in the Facilities Office, posted online, sent by email, or regular mail to staff, students, and parents. Components of such efforts shall include:
- a. Appointing adult traffic monitors for the program, distribution of literature explaining the program, and maintaining a system to encourage and enable parents to form and participate in carpools.
  - b. For each day that school is in session and for special events, parking monitors shall be required to be posted at each vehicular access driveway in order to direct traffic and minimize queuing of school visitor, student, and staff vehicles on adjacent residential streets, from blocking the public rights-of-way, private driveways, or otherwise adversely affecting traffic circulation for residents. Likewise they will discourage excessive noise from car horns, car radios, car alarms and loud voices, and to maintain smooth ingress to and egress from the parking areas.
  - c. Traffic monitors shall be at the school for: (1) 30 minutes prior to the start of school through such time at which the gates are to be closed or have a security guard stationed at the gates; (2) One-half hour prior to the end of school through such time at which the primary gates are to be closed or guarded, and; (3) One hour prior to the beginning of special events through such time at which the primary gates to the campus are to be closed or guarded.
  - d. Once parking has reached capacity, traffic monitors shall direct traffic away from residential streets, and utilize cones and temporary signage wherever necessary, to re-direct traffic, discourage spillover traffic and parking on adjacent residential streets, and to direct drivers to the secondary parking area (West Hills Hospital), where the free shuttle will transport visitors back to the school. Note: In the event that the school secures another off-site parking facility in lieu of the existing site, the applicant must notify the City Planning Department, the West Hills Neighborhood Council, the Council Office, and residents within a 500-foot radius, in writing at least 90 days in advance.

- e. Provide a safe and secure area for bicycle parking.
  - f. There shall be no school drop-off or pick-up on the North Campus.
4. The property shall be internally secured when not in use.
- a. All driveway gates shall be closed 15 minutes after the morning bell rings and opened 15 minutes before the dismissal bell rings.
  - b. A security guard or school employee shall be posted at or near the Saticoy Street driveways to monitor student arrival and departure during regular school days when the North Campus gate(s) are open, to ensure use of the pedestrian bridge and control street-level crossing.
  - c. There shall be a 24/7 security camera monitoring and burglar alarm system.
5. Main Campus: The athletic field lights shall be turned off no later than 11:00 p.m. on contest nights, and no later than 9:00 p.m. on practice nights. North Campus: The athletic facility lights shall be turned off no later than 9:00 p.m. on practice and contest nights, with an exception for overtime/extra inning play. Both Campuses: On nights when the field is not in use, only low-level security lighting shall be permitted.
6. Noise mitigation:
- a. An outdoor public address system shall be utilized for emergency purposes, special announcements, and sporting events only. The use of the outdoor public address system shall not be used after 6:00 p.m., unless to notify students, staff, and visitors of emergency purposes, or during sporting events occurring after 6:00 p.m.
  - b. The existing solid masonry walls at the adjoining property lines, where the school abuts a residence, shall be maintained at the site.
  - c. Except where designated elsewhere in this determination (special events, marching band practice, etc.), amplified music or loud non-amplified music is not permitted outside.
  - d. The gymnasium shall contain no operable windows. No doors shall be oriented to the adjacent residences, unless where required by law.
  - e. Compressors and other equipment which may introduce noise impacts beyond any property line shall be enclosed or otherwise attenuated so as to be inaudible off-site.
  - f. No exterior bells are permitted outside the hours of daytime classroom instruction detailed under Condition No. 6(a). No exterior bells are permitted on Saturdays or Sundays.
  - g. Noise levels including, but not limited to, activities such as the use of outdoor public address system or speakers and announcements during sporting events, use of batting cages, and other activities will be subject to the local noise ordinance. All amplified noise must comply with LAMC Section 112.01.
  - h. Batting cages on the North Campus shall incorporate noise baffling measures.

## 7. Use Restrictions.

- a. Rental or lease of the batting cage facilities or athletic fields located on the school campus is not permitted for any purpose, except as permitted under Condition 5.e. Rental or lease of other on-site facilities is limited to activities solely to the general educational purpose of the institution. [The term "rental of the facilities" is not dependent upon the payment of a fee].
- b. Parking on-site shall not be utilized for events or uses occurring at off-site locations, unless the off-site event occurs on a weekend, in the summer, and does not coincide with a Special Event at the school.
- c. Filming exclusively for commercial purposes and without active student participation, shall be prohibited on the property. All filming shall be limited between the hours of 8:00 a.m. to 8 p.m., Monday through Friday. The use of artificial light is prohibited.
- d. No incidental gaming activities as defined in Section 12.21-A,13, shall be permitted on the site.
- e. North Campus Only: The rental or lease of the athletic and parking facilities, and associated structures, for non-Chaminade activities are restricted to the following:

Athletic Fields. Use by community-based organizations shall be limited to 36 days per year, Monday through Saturday, from 8 a.m. to 6 p.m. Use is not permitted on Sundays and national holidays. The rental or lease of the batting cages is not permitted at any time.

Aquatic Complex/Pool. Use by community-based organizations, which shall travel to and from the North Campus by bus, shall be limited to daylight hours only, and to end no later than 7:00 p.m., Monday through Friday, and no later than 5:00 p.m. on Saturdays, with no use of outdoor lighting other than low-level security lighting. For community member swim activities, use hours shall be limited to Monday-Saturday, 8:00 a.m. to 6:00 p.m. Use is not permitted on Sundays and national holidays. A lifeguard must be on duty any time the pool is in use.

For purposes of the above conditions, "community-based organization" shall mean any educational or athletic institution, group or league. "Daylight hours" shall mean hours illuminated by the natural light of day, or from dawn to dusk, year-round, but further limited by the times noted herein.

8. **Plan Approval.** Any deviations from the terms of these conditions or changes to the site plan for the school will require the property owner to file a Plan Approval application and payment of associated fees together with mailing labels for all property owners and tenants within 300 feet of the property. The matter shall be set for public hearing with appropriate notice. The purpose of the Plan Approval shall be to review the effectiveness of, and the level of compliance with, the terms and conditions of this grant, including the effectiveness of the carpool program, the management of circulation impacts of parking associated with special events and any documented noise impacts from parking operations and athletic activities on the surrounding residential properties. Upon review of the effectiveness of and compliance with the conditions, the Director of Planning shall issue a determination. Such determination may modify the existing terms and conditions, add new terms and conditions or delete one or more of them, all as deemed appropriate. The City Planning Commission may also require one or more subsequent Plan Approval applications, if deemed necessary.

**Development Conditions**

9. The total development of the new structures shall be limited to the following approximate maximum floor areas as also noted in Exhibit "A":

On the North Campus:

Pool House: 6,094 square feet

Concessions, Restrooms and Storage: 1,540 square feet

Locker Room (west of new athletic field) 380 square feet

Locker Room (south of new athletic field) 380 square feet

Press Box: 100 square feet

Pedestrian Bridge connecting the Main and North Campuses: 2,650 square feet, also subject to Revocable Permit approval

10. **Building Façade/Materials.** A variety of high-quality exterior building materials, in substantial conformance to the approved Exhibit "A" plans, shall be used. Substitutes of an equal quality shall be permitted, to the satisfaction of the Department of City Planning.

11. **Height of New Buildings and Structures.**

- a. The new Multistory Building located on the Main Campus shall be permitted a maximum building height of 48 feet.
  - b. The pedestrian bridge connecting the Main Campus to the North Campus and associated bridge structures shall be permitted a maximum height of 45 feet on the North Campus, subject to Revocable Permit approval.
  - c. The pedestrian bridge shall have a minimum clearance above Saticoy Street consistent with the requirement imposed in the revocable permit, subject to LADOT standards for vehicular clearance and pedestrian safety.
  - d. The light standards for the stadium/field lighting around the athletic field shall not exceed 90 feet. The eight (8) light standards will range in height from 70 to 90 feet, with the 70-foot standards located along the northern and eastern perimeter of the field, and the taller 80- and 90-foot standards positioned along the southern and eastern perimeter of the field along Saticoy Street and adjacent to the western parking lot.
  - e. The light standards for the lighting around the swimming pool shall not exceed 40 feet along the eastern perimeter of the pool along Woodlake Avenue, and shall not exceed 50 feet along the western perimeter of the pool.
  - f. The netting, poles and backstop for the athletic field shall be permitted a maximum height of 40 feet.
  - g. The parking lot lights shall be permitted a maximum height of 22 feet in the eastern parking lot and 25 feet in the western parking lot.
  - h. The scoreboard shall be permitted a maximum height of 26 feet.
12. **Perimeter/Security Fences and Gates.** On the Main Campus, existing (to remain) and new perimeter fences and vehicular gates shall be permitted a maximum height of 8 feet within the front yards (along Cohasset Street and Keswick Street) on the Main Campus. On the North Campus, the perimeter fences and vehicular gates shall be permitted a maximum height of 10 feet.



**13. Setbacks on Main Campus.**

- a. The proposed pedestrian bridge and associated support structures shall be permitted to encroach into the required front and side yard setbacks in the RS and A1 Zones on the west side of Saticoy Street.
- b. Reduced setbacks shall be permitted along Cohasset Street (front yard) and along the eastern property lines (side yards) for the existing encroaching structures (bleachers and buildings) to remain in the A1 Zone as depicted in the plans in Exhibit "A."

**14. Setbacks on North Campus.** No setbacks are required on the North Campus, except as prescribed below.

- a. No new buildings or structures may be located within 15 feet of the northern property line, except for the following as shown on the plans (Exhibit "A"):
  - i. 10-foot-tall perimeter fence, with a minimum setback of approximately 1-foot, 4 inches;
  - ii. 40-foot-tall poles and netting, with a minimum setback of approximately 2 feet, 10 inches;
  - iii. 22-foot-tall to 25-foot-tall parking lot lights, with minimum setbacks of approximately 3 feet, 4 inches and 6 feet-6 inches, respectively;
  - iv. A 26-foot-tall score board, with a minimum setback of approximately 6 feet, 8 inches;
  - v. 70-foot-tall stadium lights, with a minimum setback of 8 feet, 4 inches; and
  - vi. 8-foot-tall bull pen, with a minimum setback of 10 feet.
- b. Along the Woodlake Avenue frontage, pool lights shall be set back a minimum of 12 inches from the property line.

**15. Sustainability**

- a. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of the LAMC.
- b. **Solar Energy Infrastructure.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

**16. Signage.** New on-site signs shall comply with the Municipal Code. Signage entitlements have not been granted as a part of this approval.**Voluntary Conditions**

- 17. On the North Campus, the Applicant shall plant trees on-site as close to the northern property line as possible, without impacting or displacing proposed project structures, buildings and athletic and parking facilities, to provide screening/infill for the abutting residential homes to the north. Where on-site tree planting is not possible, the Applicant shall contact the

homeowners of the northern abutting properties to offer to provide trees for homeowners to plant on their properties for the purpose of screening as needed.

18. On the North Campus along the easterly side of the proposed pool along the Woodlake Avenue frontage, the Applicant shall plant on-site trees, only to the extent possible or feasible without impacting the proposed location and size of the pool and without obstructing pedestrian pathways and creating pool operational and maintenance issues, to provide screening for the residential homes to the east across Woodlake Avenue.
19. Should noise or facility use concerns arise in the immediate community related to the construction and operation of the proposed facilities on the North Campus, as relayed to the Applicant by the West Hills Neighborhood Council, the Applicant shall attend a public meeting with the West Hills Neighborhood Council Zoning & Planning Committee to address those concerns and provide an update.

### **Environmental Conditions**

20. **Department of Toxic Substances Control.** Property owners shall satisfy any requirements from either the Los Angeles County Fire Department Site Mitigation Unit or the State Department of Toxic Substances Control (DTSC) in relation to potential contamination on the subject site. Prior to the issuance of any clearances by the Department of City Planning (DCP), property owners shall provide to DCP written confirmation from either the County Fire Department or DTSC that establishes the agency's satisfaction that the subject site currently meets the agency's requirements for the proposed use or, alternatively, that establishes the agency's satisfaction with the property owner's contamination testing plan for the proposed use.

### **Air Quality**

21. **MM-AQ-1:** All off-road diesel-powered construction equipment shall meet, at a minimum, USEPA Tier 4 Interim off-road emissions standards, or if such equipment is not commercially available for lease or short-term rental within 50 miles of the Project Site, USEPA Tier 3 off-road emissions standards.

### **Geology and Soils**

22. **MM-GEO-1:** The Project Applicant shall implement the following best practices with respect to paleontology:
  - a. **Retain a Qualified Professional Paleontologist:** The Project Applicant shall retain a Qualified Professional Paleontologist (Project Paleontologist), who meets or exceeds the SVP standards, to oversee all regulatory compliance measures and protocols related to paleontological resources.
  - b. **Conduct Worker Training:** The Project Paleontologist should develop a Worker Environmental Awareness Program (WEAP) to train the construction crew on the legal requirements for preserving fossil resources, as well as the procedures to follow in the event of a fossil discovery. This training program would be given to the crew before ground-disturbing work commences and would include handouts to be given to new workers as needed.
  - c. **Monitor for Paleontological Resources:** Ground disturbances greater than or equal to 3 feet below ground surface with the potential to impact late to middle Pleistocene old alluvial fan deposits (Qof) and/or late Miocene Modelo Formation (Tm) should be

monitored full-time. Monitoring should be reduced or ceased once over-excavations into the underlying previously undisturbed deposits have been completed, or if Recent to late Holocene artificial fill (Qaf) is the only geologic units encountered during earthwork activities. Ground disturbances in previously disturbed sediments should not be monitored, regardless of depth.

Monitoring should be conducted by a paleontological monitor who meets the standards of the SVP (2010) working under the supervision of the Project Paleontologist. The Project Paleontologist may periodically inspect construction activities to adjust the level of monitoring in response to subsurface conditions. In consultation with the lead agency and the Project Applicant, monitoring efforts can be increased, reduced, or ceased entirely if determined adequate by the Project Paleontologist. Paleontological monitoring should include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor should have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, should the fossils be determined significant, professionally and efficiently recover the fossil specimens and collect associated data. Paleontological monitors should record pertinent geologic data and collect appropriate sediment samples from any fossil localities.

- d. **Prepare a Paleontological Resources Monitoring Report:** Upon conclusion of ground-disturbing activities, the Project Paleontologist overseeing paleontological monitoring should prepare a final Paleontological Resources Monitoring Report (PRMR) that documents the paleontological monitoring efforts for the Project and describes any paleontological resources discoveries observed and/or recorded during the life of the Project. If paleontological resources are curated, the final PRMR and any associated data pertinent to the curated specimen(s) should be submitted to the designated repository. A copy of the final PRMR should be filed with the lead agency.

#### Hazards and Hazardous Materials

23. **MM-HAZ-1:** Prior to the issuance of a grading permit, the shallow PCE-impacted soil vapor shall be remediated using soil vapor extraction (SVE) as the primary means of remediation. An SVE remediation system shall be installed consisting of 17 vapor extraction wells. Each vapor extraction well would have a 10-foot screened interval, from five to 15 feet below ground surface, and the wells would be connected to the SVE unit via sub-grade PVC-piping. The soil vapor shall be remediated to the satisfaction of the Los Angeles Fire Department and the Department of Building and Safety.

#### Noise

24. **MM-NOI-1:** For construction activities occurring on the North Campus, sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected to shield 23309 Satcoy Street Residences, Melba Street Cul-de-Sac Residences, and Bobbyboyar Avenue Cul-de-Sac Residences from on-site construction noise activities. Sound barriers shall be at least 15 feet in height and composed of materials rated to achieve a transmission loss of at least 25 dBA, which would correlate with the required 15 dBA of sound attenuation.
25. **MM-NOI-2:** For construction activities occurring on the Main Campus, sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected to shield Atron Avenue Cul-de-Sac Residences, Covello Street Cul-de-Sac Residences, and Chaminade Avenue Residences from on-site construction noise activities. Sound barriers shall be at least 15 feet in height and composed of materials rated to achieve a transmission loss of at least 25 dBA, which would correlate with the required 15 dBA of sound attenuation.

26. **MM-NOI-3:** Amplified sound systems for the Project's baseball field/bleachers and outdoor aquatics facility/bleachers shall be acoustically engineered with the following design and performance standards:

- a. Amplified sound levels, as measured at the northern property line of the North Campus, shall not exceed 50 dBA.
- b. Amplified sound systems shall not be operated outside the operational hours established for the North Campus facilities.
- c. Speakers shall be directional and oriented away from the northern property line of the North Campus.
- d. Non-Chaminade users of the facilities shall not be permitted to utilize the facilities' amplified sound systems.

#### Transportation

27. **MM-TRANS-1:** Prior to the start of construction, a Construction Traffic Management Plan (CTMP) shall be submitted to LADOT for review and approval. The CTMP will include a Worksite Traffic Control Plan, which will facilitate traffic and pedestrian movement, and minimize the potential conflicts between construction activities, street traffic, bicycles, and pedestrians. The CTMP will include, but not limited to, the following measures:

- a. Maintaining access for land uses in the vicinity of the Project Site during construction.
- b. Schedule construction materials deliveries during off-peak periods to the extent practical.
- c. Organize deliveries and staging of all equipment and materials in the most efficient manner possible, and on-site where possible, to avoid an impact to surrounding roadways.
- d. Coordinate deliveries to ensure trucks do not wait to unload or load and impact surrounding roadways, and if needed, utilize an off-site staging area.
- e. Control truck and vehicle access to the Project Site with flagmen.
- f. Limit lane closures to the maximum extent possible and avoid peak period hours to the extent possible. Where such closures are necessary, the Worksite Traffic Control Plan will identify the location of lane closures and identify all traffic control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of demolition and construction activity.
- g. Parking for construction workers will be provided either on-site or at off-site, off-street locations.

28. **PDF-TRANS-1:** The Project will adhere to the construction sequence shown in Table 3-2, except:

- a. Construction of the new surface parking lot on the North Campus and construction of the pedestrian bridge may interchange in the overall sequence of construction activities, but shall not overlap with each other; and

- b. Demolition of parking lots on the Main Campus and demolition of classroom buildings on the Main Campus may interchange in the overall sequence of construction activities, but shall not overlap with each other.
29. **PDF-TRANS-2:** The Project will prepare a Traffic Management Plan (TMP) to establish operational procedures for traffic flow around the school related to self-driving students and student drop-off and pick-up operations. The purpose of the plan will be to establish operational procedures to improve traffic circulation utilizing the enhanced access points and parking areas, improve student safety, maximize the efficiency of drop-off and pick-up operations, and reduce delays during those time periods.

#### Tribal Cultural Resources

30. **MM-TCR-1:** Prior to commencing any ground disturbance activities at the Project Site, the Applicant, or its successor, shall retain one (1) tribal monitor that is qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the Project Site. The qualified tribal monitor shall be approved by the Fernandeno Tataviam Band of Mission Indians.

If cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained by the Applicant, or its successor, to assess the find. A qualified archaeologist/archaeological monitor shall be identified as principal personnel who must meet the Secretary of the Interior's Standards and Guidelines for Archeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in Southern California. The archaeologist shall ensure that all other personnel associated with and hired for the archaeological monitoring are appropriately trained and qualified. Work on the portions of the Project outside of the buffered area may continue during this assessment period. The Fernandeno Tataviam Band of Mission Indians shall be contacted about any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, to provide Tribal input with regards to significance and treatment.

31. **MM-TCR-2:** The Lead Agency and/or Applicant shall, in good faith, consult with the Fernandeno Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.
32. **MM-TCR-3:** If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project.

#### Administrative Conditions

33. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
34. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed



on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

35. **Notations on Plans.** Plans submitted to the Department of Building and Safety for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
36. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
37. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
38. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
39. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
40. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
41. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
42. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
43. **Indemnification and Reimbursement of Litigation Costs**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and

approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include

actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## FINDINGS

(As Amended by the City Planning Commission at its meeting of March 27, 2025)

### **General Plan/Charter Findings (Charter Section 556)**

**1. Charter Section 556: The action is in substantial conformance with the purposes, intent, and provisions of the General Plan.**

- a. **General Plan Land Use Designation.** The subject property is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area which was adopted by the City Council on August 17, 1999. The Community Plan designates the Main Campus for Very Low and Low Residential land uses corresponding to the RE20, RA, RE15, and RE11 zones, and the RE9, RS, R1, RU, and RD6 zones, respectively. The Main Campus is zoned A1-1 and RS-1 and is thus consistent with General Plan's land use designation for the site. The Community Plan designates the site of the new North Campus for Neighborhood Commercial land uses, corresponding to the C1, C1.5, C2, C4, RAS3, and RAS4 zones. The project is requesting a Vesting Zone Change to change the current [Q]C1-1VL and P-1VL zoning of the North Campus to the (T)(Q)C2-1D Zone. The proposed (T)(Q)C2-1D Zone would thus be consistent with the underlying land use designation. The subject property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The current zoning of the proposed North Campus contains a permanent Qualified "Q" Condition that restricts development to a floor area ratio (FAR) of 0.5:1. The Vesting Zone Change would effectively remove the permanent Q-Condition, however, the proposed project FAR for the North Campus is well below the maximum 0.5:1 FAR established by existing Q-Condition at approximately 0.05:1.
- b. **Land Use Element.** The proposed project complies with applicable provisions of the Los Angeles Municipal Code and the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. There are twelve elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan is divided into 35 Community Plans. As previously stated, the subject property is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan, which designates the existing Main Campus for Very Low, and Low Residential land uses and the proposed North Campus for Neighborhood Commercial land uses. Both the current A1-1 and RS-1 zoning of Main Campus and the proposed (T)(Q)C2-1D Zone for the new North Campus are consistent with the land use designation for the site.

The proposed project is consistent with the following objective and policy of the **Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan**:

**Objective 6-2:** Maximize the use of local schools for community use and local open space and parks for school use.

**Policy 6-2.1:** Encourage the siting of community facilities (libraries, parks, schools and auditoriums) together.

The project enhances the overall functionality and cohesion of Chaminade's High School campus by expanding its facilities in a way that maximizes their use for both educational and extracurricular purposes. The addition of new athletic fields, an aquatic center, and open spaces on the North Campus creates a well-rounded environment that supports the school's sports programs and recreational activities. These new facilities are carefully designed to integrate with the existing Main Campus, providing modern amenities that enhance student experience while utilizing available open space to its fullest potential. By improving connectivity and safety with the proposed pedestrian bridge, the project allows for seamless movement between the two campuses, ensuring that the school's resources are easily accessible.

The project also promotes efficient land use by concentrating new sports and recreational structures in one area, directly adjacent to the Main Campus, which reinforces the sense of a unified educational environment. The location of the new facilities across Saticoy Street connected via the pedestrian bridge ensures that the school maintains a compact, cohesive layout. This thoughtful design supports the school's goal of creating an improved space for both academic and extracurricular activities, making the campus a more desirable place for students and faculty. Therefore, the project is consistent with and will further the achievement of the Community Plan's objective and policy.

The **Framework Element** of the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. While the Framework Element references the City's participation in working with the Los Angeles Unified School District in the planning and coordination of public schools, it does not specifically address efforts with private schools. To that end, however, allowing the continued use and expansion of a private high school campus, would be consistent with a several important goals, objectives, and policies of the Framework Element, including:

**GOAL 9N:** Public schools that provide a quality education for all of the city's children, including those with special needs, and adequate school facilities to serve every neighborhood in the city.

**Objective 9.32:** Work constructively with LAUSD to promote the siting and construction of adequate school facilities phased with growth."

**Policy 9.32.1:** Work with the Los Angeles Unified School District to ensure that school facilities and programs are expanded commensurate with the City's population growth and development."

The project supports Goal 9N by modernizing and enhancing educational facilities that provide a high-quality learning environment for students. While Chaminade High School is not part of the Los Angeles Unified School District (LAUSD), the project demonstrates a commitment to offering adequate facilities that serve the broader educational needs of the West Hills neighborhood, and the City as a whole. The development of a cohesive, pedestrian-friendly campus, including updated classrooms, athletic fields, and student-centered amenities, reflects an investment in creating a safe, functional, and inclusive environment conducive to learning.

The project aligns with Objective 9.32 by incorporating thoughtful planning to phase the construction and development of facilities in line with community needs and growth patterns. Through careful site design and collaboration with stakeholders, the project ensures that new facilities enhance the existing educational function of the site without overburdening the surrounding residential neighborhood. The addition of modernized buildings and infrastructure ensures that the campus can adequately accommodate its current student body while maintaining compatibility with local growth trends.

The project supports Policy 9.32.1, by expanding school facilities in proportion to community growth and development. The project does not propose an increase in student enrollment, thereby ensuring that the intensity of use remains consistent with the established character of the area. New facilities, such as the multistory classroom building and athletic fields, are scaled and designed to blend harmoniously with the surrounding residential environment. Furthermore, strategic landscaping and thoughtful positioning of buildings minimize potential impacts, such as noise and visual disruption, to neighboring properties.

By addressing the educational and operational needs of the school while respecting the residential context, the project contributes to the City's broader goals of providing accessible, high-quality educational infrastructure. Therefore, the Vesting Zone Change and Height District Change are consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

### **Zone Change, Height District Change, and “T” and “Q” Classification Findings**

#### **2. Pursuant to Section 12.32 C of the LAMC, the zone change and height district change is in conformance with the public necessity, convenience, general welfare, and good zoning practice.**

The proposed project involves the expansion and modernization of the existing high school campus in the West Hills neighborhood of the Canoga Park - Winnetka – Woodland Hills – West Hills Community Plan area. The project involves improvements of facilities, including a new three-story multistory building on the Main Campus, as well as the development of new athletic fields, an outdoor swimming pool, and other facilities on the North Campus, located across Saticoy Street. A pedestrian bridge will connect the North and Main Campuses, improving safety and accessibility for students and staff. The project enhances the school's academic and athletic infrastructure while maintaining the current student enrollment capacity of 1,360 students, aiming to modernize facilities and improve campus connectivity without increasing the school's population.

The proposed Vesting Zone Change and Height District Change for the Chaminade High School Project are crucial to meeting the school's evolving educational and recreational needs while ensuring alignment with public necessity, convenience, general welfare, and good zoning practices. These changes specifically involve rezoning the site of the proposed North Campus from the current [Q]C1-1VL and P-1VL zones to the (T)(Q)C2-1D Zone, thereby allowing the school to expand its facilities in a thoughtful and organized manner.

#### **Public Necessity**

The expansion facilitated by the Vesting Zone Change and Height District Change addresses the public necessity by providing modern, high-quality educational and athletic facilities to support the current and future needs of Chaminade College Preparatory students. The proposed development will include a 25-meter by 25-yard swimming pool, baseball and soccer fields, and supporting facilities such as locker rooms, bleachers, batting cages, and a

concession stand. These additions are necessary for the school's athletic programs to thrive, helping students engage in physical education and competitive sports while fostering a well-rounded educational experience.

By locating these facilities on the North Campus, the project reduces the need for off-campus travel for sports events, which minimizes traffic and logistical issues. The new on-site facilities ensure that students can practice and compete safely within the school's grounds, meeting a clear public need for better and more integrated facilities.

### Convenience

The proposed Vesting Zone Change and Height District Change enhances convenience for students, faculty, and visitors by consolidating Chaminade's facilities into a single, unified campus. The integration of the North and Main Campuses through a proposed pedestrian bridge over Saticoy Street will allow students to move safely between academic and athletic areas, reducing travel time and the risks associated with crossing busy streets. The bridge and newly organized parking areas also streamline drop-offs and pick-ups, improving traffic flow and reducing congestion on nearby streets such as Saticoy Street and Woodlake Avenue.

Furthermore, the reduction in ingress/egress points along Saticoy Street and Woodlake Avenue will simplify access to the campus and contribute to a safer and more efficient traffic system around the school. This consolidation is key to ensuring that the expanded facilities do not negatively impact traffic patterns or create inconvenience for the surrounding residential areas.

### General Welfare

The project is designed to enhance the well-being of the surrounding community by replacing an older commercial development with modernized athletic facilities for an existing high school that has been operating in the West Hills neighborhood since the early 1960s. The redevelopment will improve the neighborhood by introducing landscaped open spaces and modern facilities that result in a less intensive use. The project not only serves Chaminade students but also benefits local residents by creating a more attractive and inviting environment. In addition, Chaminade proposes the limited rental or lease of the facilities on the North Campus to the community, including community-based organization.

The proposed project also integrates environmentally friendly designs and infrastructure, including noise mitigation measures, and upgraded landscaping which further supports the community's welfare. These improvements will help ensure that the school's expansion is not disruptive to the nearby residential neighborhoods and instead contributes positively to the local environment.

### Good Zoning Practice

The proposed Vesting Zone Change and accompanying Height District Change will result in a site that has unified zoning which reflect good zoning practices by facilitating the development of essential educational and recreational facilities within a residential neighborhood. These changes allow for the construction of necessary elements, such as 70–90-foot light poles for the sports fields, which are vital for the safety and functionality of the campus. The design and scale of these structures are intended to support the new athletic facilities while minimizing their visual impact on the surrounding area, ensuring that the project aligns with the local context.

Additionally, the project's design emphasizes minimizing the impact on neighboring properties by ensuring appropriate setbacks, managing noise, and adhering to all traffic safety requirements. By implementing these measures, the Vesting Zone Change and Height District Change serve as a responsible approach to balancing the school's expansion with the needs of the community.

#### Tentative "T" and Qualified "Q" Classifications:

The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary "T" and "Q" Classifications in order to ensure consistency with the General Plan. The "T" Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The "Q" Conditions limit the scale and scope of future development on the site and require that the applicant adhere to various development, design, and operational considerations; these are all necessary to protect the best interests of the community and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action. Therefore, the imposition of the included "T" and "Q" Conditions herein are in conformance with the public necessity, convenience, general welfare, and good zoning practice.

Under the concurrent Vesting Tentative Tract Map (Case No. VTT-84101), the project has been granted a waiver of required street dedications and improvements along the frontage of Cohasset Street, meaning no additional changes or expansions to the street are required as part of the project. This decision supports the existing street infrastructure and helps maintain the character of the neighborhood. Additionally, the project has been conditioned to obtain a Revocable Permit from the Bureau of Engineering for the proposed pedestrian bridge over Saticoy Street. The Revocable Permit ensures that while the bridge can function for the school's needs, the city retains control over the public airspace, allowing for future adjustments if traffic conditions, safety concerns, or development needs change.

Therefore, the granting of the requested Vesting Zone Change and Height District Change are in conformity with public necessity, convenience, general welfare, and good zoning practice.

#### **Zoning Administrator's Determination Findings**

### **3. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The proposed project involves the expansion and modernization of Chaminade High School in the West Hills neighborhood of the Canoga Park - Winnetka – Woodland Hills – West Hills Community Plan area. The project involves improvements of facilities, including a new three-story multistory building on the Main Campus, as well as the development of new athletic fields, an outdoor swimming pool, and other facilities on the North Campus, located across Saticoy Street. A pedestrian bridge will connect the North and Main Campuses, improving safety and accessibility for students and staff. The project enhances the school's academic and athletic infrastructure while maintaining the current student enrollment capacity of 1,360



students, aiming to modernize facilities and improve campus connectivity without increasing the school's population.

The proposed project involves a request for a Zoning Administrator's Determination to allow existing 8-foot-tall perimeter fences and vehicular gates along Cohasset and Keswick Streets, as well as a new 8-foot-tall fencing and gates along Cohasset Street, to remain and be constructed respectively on the Main Campus in lieu of the maximum height of 6 feet otherwise permitted in the front yard of the A1 Zone. Additionally, the applicant is seeking a Zoning Administrator's Determination to allow for new structures related to the sports facilities on the new North Campus, including, but not limited to, a score board, netting and netting poles, lights and a pedestrian bridge, ranging in height from approximately 25 to 90 feet, in lieu of the 25-foot, 33-foot and 61-foot Transitional Height Limitations permitted within 0-199 feet of lots zoned RW1 or more restrictive.

The request for increased fence height, along the project's street frontages is intended to provide adequate security for the school, as well as to provide added privacy to neighboring residents. Although the project is requesting 8-foot high fencing in lieu of the maximum 6 feet otherwise permitted, the proposed fences and gates will be primarily of a decorative wrought-iron material, which will provide transparency and security and will enhance the street frontages of the subject property, consistent with similar requests relating to schools in residential neighborhoods. Additionally, these fences help to clearly define the campus boundaries, contributing to the overall aesthetic order and safety of the neighborhood. This enhanced security and thoughtful design contribute positively to the welfare of the local community, ensuring that the school can function safely while integrating seamlessly into the neighborhood. The fencing and gates, therefore, perform a crucial function by providing both physical security and aesthetic continuity, which are beneficial not only to the school but also to the city and region as they support a safe, well-maintained educational institution.

The Zoning Administrator's Determination to allow taller structures for the North Campus sports facilities, including scoreboards, netting poles, lights, and a pedestrian bridge enhances the school's functionality and provides benefits to the surrounding community. The taller, modern light poles are essential for safe evening sports activities, and will minimize glare, spread, and spillover, protecting nearby residences.

The 30-foot pedestrian bridge, with a stair/elevator tower up to 45 feet on the North Campus side of Saticoy Street, improves safety by allowing students and staff to cross Saticoy Street without interacting with traffic, enhancing pedestrian and traffic safety. These features are essential for the safe and efficient movement between the Main and North Campuses, supporting the school's operations and ensuring secure connectivity for students, faculty, staff, and visitors. Overall, these structures are key to ensuring safety, improving connectivity, and providing community services, benefiting both the school and the neighborhood. As such, the project and the grants herein will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential and beneficial to the community.

**4. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The requested grants to allow over-in-height fences and gates on the Main Campus as well as height deviations for accessory structures on the North Campus as previously referenced, will be compatible with and will not negatively impact adjacent properties, the surrounding neighborhood, or public health, welfare, and safety of the community. The granted height deviations will rather enhance safety and security for students, visitors, faculty, and staff, as

well as for the surrounding community and drivers along Saticoy Street.

On the Main Campus, the existing and proposed 8-foot-tall perimeter fences and gates will provide added security for students, faculty, staff, and visitors. Since the existing fences have been in place for several years, the requested Zoning Administrator Determination will not negatively affect adjacent properties. The new fences and gates along Cohasset Street will be designed to match the existing ones, maintaining consistency and compatibility with current campus features. These additions will not degrade the surrounding properties or neighborhood.

On the North Campus, the scoreboard will be one foot taller than the 25-foot transitional height limit, but it will be set back from the northern property line, where the nearest single-family homes are located, and will face south toward Saticoy Street. The proposed lights will also be set back from this property line, and a lighting plan has been developed to prevent any spillover or glare onto nearby homes. Additionally, restrictions on the duration and timing of the lights will be enforced through conditions of approval. The lighting is necessary for evening events and security on the athletic fields, while the netting and netting poles will prevent soccer balls and baseballs from entering neighboring streets or properties. The pedestrian bridge will enhance the safety of both pedestrians crossing the street and drivers on Saticoy Street, promoting public health and safety. Moreover, as part of the Mitigated Negative Declaration for the project, mitigation measures will ensure that any aesthetic or lighting impacts are reduced to a less-than-significant level.

In summary, the project's location, size, height, and operations will be carefully implemented and managed to ensure these features do not adversely impact or degrade the surrounding area, and will, in fact, enhance the safety and functionality of the campus and its relationship with the neighborhood.

**5. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The subject property is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area which is one of the 35 Community Plans that make up the Land Use Element of the General Plan. The Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area Map designates the existing Main Campus for Very Low, and Low Residential land uses and the proposed North Campus for Neighborhood Commercial land uses. Both the current A1-1 and RS-1 zoning of the Main Campus and the proposed (T)(Q)C2-1D Zone for the new North Campus are consistent with the land use designations for the site. The property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The current zoning of the proposed North Campus contains a permanent Qualified “Q” Condition that restricts development to a floor area ratio (FAR) of 0.5:1. The Vesting Zone Change would effectively remove the permanent Q-Condition, however, the proposed project FAR for the North Campus is well below the maximum 0.5:1 FAR established by current Q-Condition at approximately 0.05:1.

The proposed project is consistent with the following objective and policy of the **Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan**:

**Objective 6-2:** Maximize the use of local schools for community use and local open space and parks for school use.

**Policy 6-2.1:** Encourage the siting of community facilities (libraries, parks, schools and auditoriums) together.

The project enhances the overall functionality and cohesion of Chaminade's High School campus by expanding its facilities in a way that maximizes their use for both educational and extracurricular purposes. The addition of new athletic fields, an aquatic center, and open spaces on the North Campus creates a well-rounded environment that supports the school's sports programs and recreational activities. These new facilities are carefully designed to integrate with the existing Main Campus, providing modern amenities that enhance student experience while utilizing available open space to its fullest potential. By improving connectivity and safety with the proposed pedestrian bridge, the project allows for seamless movement between the two campuses, ensuring that the school's resources are easily accessible.

The project also promotes efficient land use by concentrating new sports and recreational structures in one area, directly adjacent to the Main Campus, which reinforces the sense of a unified educational environment. The location of the new facilities across Satcoy Street connected via the pedestrian bridge ensures that the school maintains a compact, cohesive layout. This thoughtful design supports the school's goal of creating an improved space for both academic and extracurricular activities, making the campus a more desirable place for students and faculty.

The Zoning Administrator's Determination request for the new structures, including netting poles, scoreboards, and lights that exceed standard height limitations, is essential for the project's functionality. These structures support the enhanced athletic facilities, ensuring they meet safety and operational standards, such as preventing sports equipment from reaching nearby residential areas and allowing evening events. By exceeding transitional height limitations, the project enhances community accessibility to these athletic spaces, while ensuring compatibility with the surrounding environment.

The project is further consistent with other elements of the General Plan, including the **Framework Element**. The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001 and provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. While the Framework Element references the City's participation in working with the Los Angeles Unified School District in the planning and coordination of public schools, it does not specifically address efforts with private schools. To that end, however, allowing the continued use and expansion of a private high school campus, would be consistent with a several important goals, objectives, and policies of the Framework Element, including:

**GOAL 9N:** Public schools that provide a quality education for all of the city's children, including those with special needs, and adequate school facilities to serve every neighborhood in the city.

**Objective 9.32:** Work constructively with LAUSD to promote the siting and construction of adequate school facilities phased with growth."

**Policy 9.32.1:** Work with the Los Angeles Unified School District to ensure that school facilities and programs are expanded commensurate with the City's population growth and development."

The project supports **Goal 9N** by modernizing and enhancing educational facilities that

provide a high-quality learning environment for students. While Chaminade High School is not part of the Los Angeles Unified School District (LAUSD), the project demonstrates a commitment to offering adequate facilities that serve the broader educational needs of the West Hills neighborhood, and the City as a whole. The development of a cohesive, pedestrian-friendly campus, including updated classrooms, athletic fields, and student-centered amenities, reflects an investment in creating a safe, functional, and inclusive environment conducive to learning.

The project aligns with **Objective 9.32** by incorporating thoughtful planning to phase the construction and development of facilities in line with community needs and growth patterns. Through careful site design and collaboration with stakeholders, the project ensures that new facilities enhance the existing educational function of the site without overburdening the surrounding residential neighborhood. The addition of modernized buildings and infrastructure ensures that the campus can adequately accommodate its current student body while maintaining compatibility with local growth trends.

The project supports **Policy 9.32.1**, by expanding school facilities in proportion to community growth and development. The project does not propose an increase in student enrollment, thereby ensuring that the intensity of use remains consistent with the established character of the area. New facilities, such as the multistory classroom building and athletic fields, are scaled and designed to blend harmoniously with the surrounding residential environment. Furthermore, strategic landscaping and thoughtful positioning of buildings minimize potential impacts, such as noise and visual disruption, to neighboring properties.

By addressing the educational and operational needs of the school while respecting the residential context, the project contributes to the City's broader goals of providing accessible, high-quality educational infrastructure.

In conclusion, the requested Zoning Administrator's Determination supports the project's alignment with the overarching goals of the General Plan and community plan, ensuring that the new facilities not only meet operational needs but also enhance the safety, functionality, and accessibility of the campus as a whole.

### **Zoning Administrator's Adjustment Findings**

#### **6. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The proposed project involves the expansion and modernization of Chaminade High School in the West Hills neighborhood within the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan area. The project includes improvements to the Main Campus, such as a new three-story Multistory Building, as well as the development of the North Campus with athletic fields, an aquatic center, additional surface parking, and other facilities, connected by a pedestrian bridge over Saticoy Street. These enhancements aim to improve the school's academic, athletic, and parking infrastructure while maintaining the current student enrollment capacity of 1,360 students, ensuring modernized facilities and campus connectivity without increasing population density.

In conjunction with the project, the applicant is requesting a Zoning Administrator's Adjustment for: 1) a maximum building height of 48 feet for the new Multistory Building on the Main Campus, exceeding the 45-foot height limit in the A1 Zone; 2) the encroachment of a pedestrian bridge and its support structures into the required front and side yard setbacks in the RS and A1 zones; and 3) reduced setbacks for existing encroaching structures, such as

bleachers and buildings, along the front yard on Cohasset Street and the side yards along the eastern property lines, deviating from LAMC Sections 12.07.1 C and 12.05 C.

The requested height adjustment for the 48-foot Multistory Building is necessary due to the site's existing improvements and its irregular layout. The building is located in the northern portion of the Main Campus near the performing arts building and football field, surrounded by taller structures, such as the 60-foot-tall Performing Arts Building and the 50-foot-tall Condon Family Center. The slight height increase is consistent with the scale of the existing campus structures and maintains compatibility with the surrounding built environment. Moreover, the building's placement, away from single-family homes, minimizes any visual or operational impacts on neighboring properties. Adhering strictly to the 45-foot height limit would hinder the efficient use of the site by reducing the building's functionality and capacity to support the school's educational mission.

The requested setback encroachments for the pedestrian bridge across Saticoy Street are similarly justified by the project's need to address site-specific safety and operational challenges. The irregular shape of the property and the separation of the Main and North Campuses necessitate the construction of a grade-separated crossing to ensure safe passage for students, faculty, and visitors. Strict adherence to setback regulations would make the bridge's construction impractical, as its support structures require placement within the setback areas for stability and functionality. The bridge's location and design minimize disruption to neighboring properties while significantly enhancing safety and campus connectivity.

The reduced setbacks requested for existing structures on the Main Campus, such as bleachers and maintenance buildings, are also justified by the site's characteristics and longstanding improvements. These structures, located along Cohasset Street and the eastern property line, have been in place for decades and serve essential school functions. Their continued use within the setback areas avoids unnecessary relocation or reconstruction, which would impose undue burdens on the school without offering significant benefits to the surrounding community. Given the established nature of these improvements, their retention is both practical and compatible with the surrounding area.

In conclusion, the requested adjustments for height and setback encroachments are necessary to accommodate the project's modernization efforts while addressing the unique characteristics and existing improvements of the site. The irregular lot shape, separation of the campuses, and longstanding use of certain structures make strict adherence to zoning regulations impractical. Nonetheless, the project conforms to the intent of these regulations by ensuring compatibility with the surrounding neighborhood, maintaining public safety, and enhancing the functionality of the campus. These adjustments will allow the school to continue serving its students and the community effectively without adversely impacting neighboring properties.

**7. The project's location, size, height operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The project site encompasses two distinct properties: the Main Campus and the North Campus, separated by Saticoy Street. The Main Campus, covering approximately 21 acres across three lots, currently includes, but is not limited to, 37 classrooms, administrative offices, a library, a student center, a performing arts center, a fine arts building, a campus ministry, a gymnasium, a lighted football field with seating, a baseball field, and surface parking. With a total building area of 156,768 square feet and 462 parking spaces, the Main Campus serves as the primary hub for the school's academic and extracurricular activities. The North Campus,

spanning 4.83 acres, is presently occupied by a commercial shopping center built in the 1960s. The shopping center includes retail shops, restaurants, and a grocery store but will be converted into new athletic and parking facilities under the proposed project.

The project proposes several major improvements. A new 48-foot-tall Multistory Building will be constructed on the Main Campus, adding approximately 60,760 square feet of space for classrooms, administrative offices, and other school functions. Although exceeding the 45-foot height limit, this building is centrally located on the campus, away from nearby single-family homes, to minimize visual and noise impacts on the surrounding residential neighborhood. The height increase is consistent with existing campus structures such as the Performing Arts Building (60 feet in height) and the Condon Family Center (50 feet in height). This new facility is designed to enhance the school's educational offerings without increasing the student population, which remains capped at 1,360.

A pedestrian bridge will be constructed to connect the Main Campus and the North Campus, providing a safe, above-grade crossing over Saticoy Street. The bridge, with a maximum height of 30 feet and with an elevator tower rising to 45 feet on the North Campus side, will eliminate the need for at-grade pedestrian crossings, significantly improving safety for students, staff, and visitors. The bridge will require setback encroachments into the RS and A1 zones; however these adjustments are necessary to ensure the structural stability of the bridge and elevator tower. Additionally, the bridge will help ease vehicular traffic along Saticoy Street by reducing the number of pedestrians crossing at street level during school hours and large events.

On the North Campus, the commercial shopping center will be replaced with athletic facilities, including soccer and baseball fields, an outdoor swimming pool, and support buildings. These new facilities will support the school's extracurricular activities without increasing enrollment. To minimize impacts on the surrounding neighborhood, the fields will during limited hours as prescribed in related Case No. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1. Noise levels will be managed in accordance with local ordinances, with sound systems and stadium operations designed to limit disruptions to nearby residences.

The project also involves maintaining existing structures within reduced setback areas on the Main Campus, including bleachers, offices, and maintenance buildings. These structures, which have been in place for decades, serve essential school functions and will remain compatible with the surrounding residential area. Keeping these facilities in their current locations avoids unnecessary disruptions to campus operations while maintaining the school's functionality.

Extensive landscaping will be incorporated along the perimeter of the new North Campus and maintained along the existing Main Campus to serve as visual and noise buffers, enhancing privacy for neighboring properties while creating a pleasant environment for students and staff. The project also provides 501 parking spaces and 78 bicycle parking spaces across both campuses, ensuring adequate parking capacity without causing congestion on nearby streets.

The project includes comprehensive mitigation measures, such as noise and light management plans, to address potential impacts on the surrounding community. These measures, combined with thoughtful campus design, ensure that the project remains compatible with the neighborhood.

The requested Zoning Administrator's Adjustment, including the increased height and setback encroachments, is necessary to enhance the campus's functionality while minimizing potential disruptions to the surrounding area. The design, scale, and operations of the project have

been carefully planned to integrate seamlessly with the existing campus and neighborhood environment, maintaining public health, safety, and welfare.

**8. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The subject property is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area which is one of the 35 Community Plans that make up the Land Use Element of the General Plan. The Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area Map designates the existing Main Campus for Very Low, and Low Residential land uses and the proposed North Campus for Neighborhood Commercial land uses. Both the current A1-1 and RS-1 zoning of the Main Campus and the proposed (T)(Q)C2-1D Zone for the new North Campus are consistent with the land use designations for the site. The property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The current zoning of the proposed North Campus contains a permanent Qualified "Q" Condition that restricts development to a floor area ratio (FAR) of 0.5:1. The Vesting Zone Change would effectively remove the permanent Q-Condition, however, the proposed project FAR for the North Campus is well below the maximum 0.5:1 FAR established by the current Q-Condition at approximately 0.05:1.

The proposed project is consistent with the following objective and policy of the **Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan**:

**Objective 6-2:** Maximize the use of local schools for community use and local open space and parks for school use.

**Policy 6-2.1:** Encourage the siting of community facilities (libraries, parks, schools and auditoriums) together.

The project enhances the functionality and cohesion of Chaminade's High School campus by expanding its facilities to support both educational and extracurricular purposes. New athletic fields, an aquatic center, and open spaces on the North Campus will enhance the school's sports programs and recreational activities. These facilities integrate seamlessly with the Main Campus, providing modern amenities and utilizing available space efficiently. The proposed pedestrian bridge improves connectivity and safety, enabling easy movement between the two campuses and ensuring the school's resources are accessible and cohesive.

The Zoning Administrator's Adjustment grant allows for the construction of a 48-foot Multistory Building, exceeding the 45-foot height limit in the A1 Zone. This modest height increase supports the school's need for expanded academic facilities without overwhelming the surrounding environment, which includes existing multi-story buildings. Additionally, the adjustment permits encroachments into required setbacks for the pedestrian bridge and existing structures, including bleachers and buildings, to remain on the Main Campus. These adjustments facilitate the project's goal of maintaining a unified, compact campus layout that promotes efficient land use and improved safety for students and staff.



The project is further consistent with other elements of the General Plan, including the **Framework Element**. The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001 and provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. While the Framework Element references the City's participation in working with the Los Angeles Unified School District in the planning and coordination of public schools, it does not specifically address efforts with private schools. To that end, however, allowing the continued use and expansion of a private high school campus, would be consistent with a several important goals, objectives, and policies of the Framework Element, including:

**GOAL 9N:** Public schools that provide a quality education for all of the city's children, including those with special needs, and adequate school facilities to serve every neighborhood in the city.

**Objective 9.32:** Work constructively with LAUSD to promote the siting and construction of adequate school facilities phased with growth."

**Policy 9.32.1:** Work with the Los Angeles Unified School District to ensure that school facilities and programs are expanded commensurate with the City's population growth and development."

The project supports **Goal 9N** by modernizing and enhancing educational facilities that provide a high-quality learning environment for students. While Chaminade High School is not part of the Los Angeles Unified School District (LAUSD), the project demonstrates a commitment to offering adequate facilities that serve the broader educational needs of the West Hills neighborhood, and the City as a whole. The development of a cohesive, pedestrian-friendly campus, including updated classrooms, athletic fields, and student-centered amenities, reflects an investment in creating a safe, functional, and inclusive environment conducive to learning.

The project aligns with **Objective 9.32** by incorporating thoughtful planning to phase the construction and development of facilities in line with community needs and growth patterns. Through careful site design and collaboration with stakeholders, the project ensures that new facilities enhance the existing educational function of the site without overburdening the surrounding residential neighborhood. The addition of modernized buildings and infrastructure ensures that the campus can adequately accommodate its current student body while maintaining compatibility with local growth trends.

The project supports **Policy 9.32.1**, by expanding school facilities in proportion to community growth and development. The project does not propose an increase in student enrollment, thereby ensuring that the intensity of use remains consistent with the established character of the area. New facilities, such as the multistory classroom building and athletic fields, are scaled and designed to blend harmoniously with the surrounding residential environment. Furthermore, strategic landscaping and thoughtful positioning of buildings minimize potential impacts, such as noise and visual disruption, to neighboring properties.

By addressing the educational and operational needs of the school while respecting the residential context, the project contributes to the City's broader goals of providing accessible,



high-quality educational infrastructure. In conclusion, the requested Zoning Administrator's Adjustment supports the project's alignment with the overarching goals of the General Plan and Framework Element, ensuring that the new facilities enhance safety, functionality, and accessibility while preserving neighborhood compatibility. For the reasons stated above and as conditioned herein, the project substantially conforms with the purpose, intent, and provisions of the General Plan and Community Plan.

### **No Net Loss of Housing Element Sites Findings**

#### **9. Pursuant to California Government Code section 65863(b)(2), the LADBS / LACP finds the following:**

The proposed project (North Campus – 23217-23255 Saticoy Street and 7619-7629 Woodlake Avenue) is located on parcels identified in the Inventory of Sites prepared for the 2021-2029 Housing Element, which was anticipated to accommodate 0.22 Lower Income units. The proposed project does not include any residential dwelling units. Therefore, the proposed project would result in fewer units by income category than those identified in the Housing Element. Since the project will result in less units than the Housing Element anticipates, the City must make written findings supported by substantial evidence of both of the following:

#### **(A) The reduction is consistent with the adopted general plan, including the housing element.**

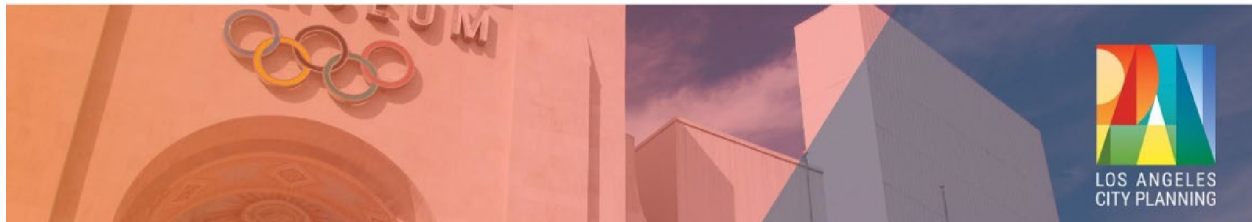
Pursuant to Government Code (GC) Section 65863(b)(1)(A), the City finds the reduced density is consistent with the adopted general plan, including the housing element. The City's 2021-2029 Housing Element took the approach of identifying a wide array of sites with potential for housing development in its Inventory of Adequate Sites for Housing (Appendix 4.1). The capacity methodology used to determine the number of units by income category resulted in an anticipated development potential for each site that is well below its zoned capacity, as there was found to be an extremely low likelihood of redevelopment into housing on each site. In addition, there are many factors which make it difficult to identify precisely which sites will develop with housing over the 8-year period. The description of this approach in Chapter 4 of the Housing Element clearly anticipates that not all sites identified using this model will redevelop with their identified development potential; "rather, the much more likely outcome is that a smaller number of sites are developed with their expected build out" (page 154). As a result, the Housing Element's Inventory of Sites includes a total of just 42,764 new units anticipated on these sites over 8 years, distributed over 198,139 potential sites. Redevelopment below expected capacities (and non-development within the planning period) is fully anticipated by the Housing Element given the large number of sites and low capacities assigned to each. This created a significant "buffer" for compliance with Government Code Sec. 65863 that was anticipated to be sustained by the continued availability for redevelopment on other sites that far exceeds stated capacities, as further evidenced by section (B) below.

#### **(B) The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.**

Pursuant to Government Code (GC) Section 65863(b)(2), the City finds that while the proposed project would result in fewer units by income category than those identified in the Inventory of Sites prepared for the 2021-2029 Housing Element, the remaining sites identified in the Housing Element of the General Plan are adequate to meet the requirements of GC Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to GC Section 65584. Based on the sites inventory and inventory of candidate sites included in the 2021-2029 Housing Element of the General Plan, as well as the most recent Annual Progress Report on the Housing Element submitted to the California Department of Housing and Community Development (HCD) as of May 1, 2024, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 111,247 Very Low Income Units, 65,133 Low Income Units, 74,766 Moderate Income Units, and 153,459 Above-Moderate Income Units. As of April 1, 2024, the City has a remaining capacity of 111,247 Very Low Income Units, 65,133 Low Income Units, 74,766 Moderate Income Units, and 153,459 Above-Moderate Income Units. The excess Above-Moderate Income Unit capacity may accommodate both Moderate and Above-Moderate Unit RHNA Allocations. Therefore, the City finds that there are adequate remaining sites in the Housing Element to accommodate the remaining RHNA Allocation for the planning period, and in compliance with the requirements of GC 65583.2.

### **Environmental Findings**

- 10. Environmental Finding.** Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-1255-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment.
- 11. Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone



## **LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES**

Entitlement and CEQA appeals may be filed using either the Online Application System (OAS) or in person Drop Off at DSC (Development Services Center).

**Online Application System:** The OAS (<https://planning.lacity.org/oas>) allows appeals to be submitted entirely electronically online; fee payment is by credit card or e-check.

**Drop off at DSC:** Appeals of this determination can be submitted in person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

### **Metro DSC**

(213) 482-7077

201 N. Figueroa Street

Los Angeles, CA 90012

### **Van Nuys DSC**

(818) 374-5050

6262 Van Nuys Boulevard

Van Nuys, CA 91401

### **West Los Angeles DSC**

(CURRENTLY CLOSED)

(310) 231-2901

1828 Sawtelle Boulevard

West Los Angeles, CA 90025

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable Los Angeles Municipal Code provisions.

**An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination.** Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure that DSC staff members have adequate time to review and accept the documents, and to allow appellants time to submit payment.



QR Code to Online  
Appeal Filing



QR Code to Forms  
for In-Person Filing