



June 12, 2025

**LETTER TO THE FILE**

ENV-2023-1255-MND

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

7500 North Chaminade Avenue

Project Description and Background

The Chaminade College Preparatory High School Expansion Project ("Project") involves a revised campus plan which would include a total of approximately 196,468 square feet of floor area on approximately 25.86 acres, and would provide: 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 ("Main Campus"); 2) an expanded school campus area of approximately 4.83 acres located across Saticoy Street ("North Campus"), 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 connecting the Main and North Campuses. The revised campus plan would also provide approximately 501 on-site vehicle parking spaces and 78 bicycle parking spaces. The Project involves the export of approximately 17,800 cy from the Main Campus and approximately 720 cy from the North Campus.

Although the Project involves three related cases (Case Nos. VTT-84101-1A, CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and CPC-2023-1254-VZC-HD-ZAD-ZAA) with various entitlement requests (see **Table 1**, below), the only entitlements currently being considered before the City Council (as of June 12, 2025) are the Vesting Zone Change and Height District Change ("City Council Entitlements"). The Planning Commission recommended approval of the City Council Entitlements when it approved the remainder of the Project entitlements ("Planning Commission Entitlements") on May 1, 2025. On that same day, the Planning Commission adopted a Mitigated Negative Declaration ("MND") for the Project (Case No. ENV-2023-1255-MND). A notice of determination ("NOD") was filed with the Los Angeles County Clerk and posted on May 22, 2025, after the appeal period for all the Planning Commission Entitlements had expired and the approvals were final. The 30-day statute of limitations period, during which any legal challenge to the MND must be made, expired on June 23, 2025. No legal challenges were filed during the statute of limitations period.

**Table 1. Project Entitlements**

Case No.	Entitlements	Approval and Appeal	CEQA
VTT-84101-1A	Vesting Tentative Tract Map; Haul	All approved by the Planning	All entitlement requests under VTT-

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Case No.	Entitlements	Approval and Appeal	CEQA
	Route; and Waiver of Dedication and Street Improvements	Commission May 1, 2025 after denial of the VTTM appeal.  Appeal period for all expired May 12, 2025; no appeals filed.	84101-1A, CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and CPC-2023-1254-VZC-HD-ZAD-ZAA were analyzed in an MND adopted May 1, 2025 (Case No. ENV-2023-1255-MND).
CPC-2009-1477-CU-ZV-ZAA-SPR-PA1	Plan Approval	Approved by the Planning Commission May 1, 2025.  Appeal period expired May 16, 2025; no appeals filed.	NOD filed May 22, 2025, after all Planning Commission Entitlements were approved.  Statute of limitations period to challenge the adequacy of the MND expired June 23, 2025. No challenges filed during the statute of limitations period.
CPC-2023-1254-VZC-HD-ZAD-ZAA	Two Zoning Administrator's Determinations; Zoning Administrator's Adjustment; Vesting Zone Change; and Height District Change	All approved by the Planning Commission May 1, 2025, except Vesting Zone Change and Height District Change, which were recommended for City Council approval.  Appeal period for all expired May 21, 2025; no appeals filed.	

Discussion of CEQA Findings

As previously discussed, the City Council Entitlements were considered and analyzed in the adopted and now final MND, along with the Planning Commission Entitlements, ensuring that the entire Project and its potential impacts were considered together. The adequacy of the MND's analysis to cover the entire Project was not challenged during the applicable 30-day statute of limitations period.

Under CEQA, no additional environmental review is required when an environmental impact report or negative declaration has already been prepared and none of the circumstances under CEQA Guidelines Section 15162 are involved. Subsequent entitlements for the same project may rely on the analysis of the already adopted environmental review so long as findings under CEQA

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Guidelines 15162 are supported by substantial evidence. (See *Guerrero v. City of Los Angeles* (2024) 98 Cal.App.5th 1087 where the court upheld the City's decision to rely on a mitigated negative declaration for subsequent entitlements of the same project after the statute of limitations period for the mitigated negative declaration had already expired.) Further, an addendum is only required under CEQA Guidelines Section 15164 when minor technical changes or additions are necessary and none of the circumstances under CEQA Guidelines Section 15162 are involved.

CEQA Guidelines 15162 Findings

Pursuant to CEQA Guidelines Section 15162, when a negative declaration has been adopted for a project, no subsequent environmental review shall be prepared unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following circumstances has occurred:

*(1) Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

No changes to the City Council Entitlements are proposed compared to what was analyzed in the adopted MND. Further, none of the conditions of approval applied to the City Council Entitlements involve substantial changes compared to what was analyzed in the MND. Accordingly, the City Council Entitlements do not involve any substantial changes that would result in new or more severe significant impacts requiring major revisions to the MND.

*(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

As previously discussed, no changes to the City Council Entitlements have been proposed. There have been no substantial changes to the surrounding land uses or transportation network since the MND was adopted; nor have there been any recent discoveries of biological or cultural resources, or hazardous conditions in the vicinity. No substantial changes with respect to the circumstances under which the MND was adopted have occurred in the intervening period between MND adoption and the City Council's consideration of the City Council Entitlements, and no new or more severe significant impacts requiring major revisions to the MND would result.

*(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted, shows that: the project will have one or more new or more severe significant effects not discussed in the previous negative declaration; or new mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project.*

There have been no new mitigation measures or alternatives suggested. As previously discussed, no changes to the City Council Entitlements have been proposed; and no recent discoveries of biological or cultural resources, or hazardous conditions in the vicinity have been discovered. Accordingly, no new information of substantial importance that results in new or more severe impacts or that could be avoided with new mitigation or alternatives has been revealed.

CEQA Guidelines Section 15164 Finding

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*The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

As discussed in detail above, no technical changes or additions to the Project have been proposed whatsoever and none of the circumstances provided under CEQA Guidelines Section 15162 are involved. Therefore, no addendum is required.

A handwritten signature in black ink, appearing to read 'Esther Ahn', with a stylized, cursive script.

Esther Ahn  
City Planner