

MITIGATED NEGATIVE DECLARATION (MND), No. ENV-2023-1255-MND, MITIGATION MONITORING PROGRAM, and RELATED ENVIRONMENTAL FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change and Height District Change for the property located at 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).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, pursuant to California Environmental Quality Act (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; FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the Project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated March 27, 2025, to effectuate 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; for the 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; for the property located at 7500 North Chaminade Avenue (7500 North Chaminade Avenue, 23241 West Cohasset Street, 23260 West Saticoy Street, 23217 – 23255 West Saticoy Street, and 7619 – 7629 North Woodlake Avenue), subject to modified Conditions of Approval.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

....property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.
5. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

6. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Robert S. Webb, Chaminade College Preparatory

Representative: Jessica Pakdaman, Brad Rosenheim

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

Environmental No. ENV-2023-1255-MND

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

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – AUGUST 25, 2025

(LAST DAY FOR COUNCIL ACTION – AUGUST 22, 2025)

Summary:

At a regular meeting held on June 24, 2025, the PLUM Committee considered a report from the LACPC and draft Ordinance relative to a Vesting Zone Change and Height District Change for the property located at 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). After providing an opportunity for public comment, the Committee recommended to approve the Vesting Zone Change and Height District Change. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	YES
RAMAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-