

# ATTACHMENT A

## BACKGROUND / PROJECT INFORMATION

### CHAMINADE COLLEGE PREPARATORY, HIGH SCHOOL

7500 CHAMINADE AVENUE, 23241 COHASSET STREET & 23260 SATICOY STREET,  
23217-23255 SATICOY STREET & 7619-7629 WOODLAKE AVENUE

#### PROJECT OVERVIEW

The Owner and Applicant, Chaminade College Preparatory (the “Applicant” or “Chaminade”), proposes to update and expand the existing Chaminade College Preparatory, High School campus (the “High School”), approved and currently operating under a Conditional Use Permit (“CUP”), under City Planning Case No. CPC-2009-1477-CU-ZV-ZAA-SPR, with a revised campus plan located at 7500 Chaminade Avenue, 23241 Cohasset Street, 23260 Saticoy Street, 23217-23255 Saticoy Street and 7619-7629 Woodlake Avenue in West Hills (the “Subject Property”). The revised campus plan (the “Project”) will include a total lot area of approximately 25.86 acres, inclusive of: 1) a new three-story school building (“Multistory Building”), updated parking areas, remodeled athletic fields, new student quads, and renovated classrooms, student service centers and offices on the existing campus located on approximately 21.03 acres in the A1-1 and RS-1 Zones, at 7500 Chaminade Avenue, 23241 Cohasset Street and 23260 Saticoy Street (“Main Campus”), 2) an expanded school campus area of approximately 4.83 acres located across Saticoy Street, at 23217-23255 Saticoy Street and 7619-7629 Woodlake Avenue, proposed for new athletic fields, an aquatic center/outdoor swimming pool, and accessory facilities/structures and associated surface parking facilities, in the proposed C2-1 Zone<sup>1</sup> (the new “North Campus”), and 3) a new pedestrian bridge across Saticoy Street (“pedestrian bridge”). No increase in the maximum permitted student enrollment (1,360 students) is proposed. Upon Project completion, the revised campus plan for the High School will include a total of approximately 193,818 square feet of Floor Area and approximately 501 on-site surface parking spaces.

#### BACKGROUND

##### Subject Property

The Subject Property, which includes the Main Campus and North Campus as described above, is bifurcated by Saticoy Street and comprised of six parcels which total approximately 25.86 acres of lot area, as shown in **Figure 1** below. The Main Campus is approximately 21.03 gross acres in lot area and provides approximately 666 feet along the west/south side of Saticoy Street, approximately 273 feet of frontage along south side of Keswick Street; approximately 636 feet of frontage along east side of Chaminade Avenue, and approximately 808 feet of frontage along the north side of Cohasset Street. The North Campus is approximately 4.83 gross acres in lot area and provides approximately 788 feet along the east/north side of Saticoy Street and

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<sup>1</sup> Existing zones (for the North Campus) are [Q]C1-1VL and P-1VL

approximately 244 feet of frontage along the west side of Woodlake Avenue. The Main Campus is currently improved a range of single-story and multiple story buildings within the existing High School campus, inclusive of academic and administrative buildings, and sports fields and facilities. The proposed North Campus is currently improved with a one-story, multi-tenant commercial mini shopping center and surface parking lot, built between 1962 to 1964. The shopping center is currently occupied with retail, restaurant and grocery store tenants.

The Main Campus is legally described as FR Lot 1 of Tract 26072 and FR Lot 19 and FR Lot 35 of Tract 2500 [with Assessor Parcel Numbers (APNs) 2027-005-002 and -009], and the North Campus is legally described as Lot 1 (Arbs 2, 3 and 4) of Tract 25573 (with APNs 2027-005-005, -006 and -007). The Main Campus is located within the A1-1 and RS-1 Zones, and the North Campus is currently located in the [Q]C1-1VL and P-1VL Zones.

**FIGURE 1: SUBJECT PROPERTY**



Chaminade has been in existence for over 70 years and the High School campus has been operating at its current location on the Main Campus since the 1960s. Chaminade purchased the North Campus in 2018 with the intent to expand the campus facilities.

**Surrounding Properties**

Main Campus

Surrounding properties are located within the RE11-1 and RS-1 Zones and are generally improved with single-family residential uses and a public park.

The abutting properties located along the north side of the Subject Property, along and across Keswick Street, and along Atron Avenue to the west, are zoned RE11-1 and improved with single-family residential homes.

The properties located to the west of the Subject Property, abutting and across Chaminade Avenue, are zoned RE11-1 and improved with single-family residential homes.

The properties located to the south and across Cohasset Street are zoned RE11-1 and improved with a single-family residential homes and Four Oaks Park.

The properties to the east and abutting, are zoned RS-1 and improved with single-family residential homes.

### North Campus

Surrounding properties are located within the RS-1, [Q]C1.5-1VL, (Q)RD5-1A1-1VL Zones, and are generally improved with single-family residential uses and an automotive repair shop.

The properties located to the north of the Subject Property and abutting, are zoned RS-1 and improved with single-family.

The properties located to the west and south of the Subject Property across Saticoy Street, are zoned RS-1 and improved with single-family, as well as an academic building and a surface parking lot associated with the Main Campus.

The property directly abutting to the south and east of the Subject Property, at the northwest corner of Saticoy and Woodlake Avenue, is zoned [Q]C1.5-1VL and improved with an automotive repair shop.

The properties located to the east and across Woodlake Avenue are zoned (Q)RD5-1 and A1-1VL and improved with single-family residential homes.

### **Project Description**

The Project involves the integration of the Main and North Campuses through the creation of an updated, comprehensive, and cohesive revised campus plan for the High School. The objectives of the revised campus plan are to improve upon the safety and security of the campus, create a cohesive campus outdoor gathering area, modernize student service facilities, modernize classrooms and the technology serving the classrooms, provide for a competitive sports program with additional on-site facilities (including aquatic facilities), establish a new entrance for the campus from Saticoy Avenue, and improve campuswide connectivity and circulation (including providing a safe separation between vehicular and student pedestrian areas, and providing for safe street crossing of Saticoy Street). The revised campus plan includes changes to the existing Main Campus and the integration of the new North Campus. The changes to the Main Campus include a partial demolition of existing surface parking lots, the demolition of approximately 32,204 square feet of existing classroom buildings (17 classrooms), including the removal of existing portable buildings, and the addition of approximately 60,760 square feet of new Floor Area within the new Multistory Building to include new administrative, counseling, library, multi-purpose, classroom

and laboratory areas with 19 new classrooms (for a net increase of 2 classrooms), renovation of existing offices, and the addition of EV parking and charging stations within most of the existing surface parking lots.

The Project also involves the expansion of the High School to the North Campus on the east/north side of Saticoy Street, involving the demolition of the existing commercial structures on site totaling approximately 53,929 square feet of floor area and the demolition of the existing surface parking lot. The expansion to the North Campus includes the development of approximately 8,494 square feet of Floor Area within a proposed pool house, locker rooms, and structures to house restrooms, concessions, and storage. The balance of the North Campus site will include a proposed new soccer and baseball field, a new outdoor pool and two new proposed surface parking lots. The Applicant proposes a Vesting Zone Change and Height District Change on the North Campus, from the existing footprint zoning of [Q]C1-1VL<sup>2</sup> and P-1VL to the C2-1 Zone.

The update and expansion of the High School will result in a total proposed Floor Area of approximately 193,818 square feet and 39 classrooms, representing a net increase of 28,556 square feet of Floor Area and 2 classrooms on the Main Campus (from the existing developed structures and classrooms). Overall, however, the Project will result in a net decrease of approximately 16,879 square feet of Floor Area, including the demolition of the existing commercial structures on the site of the new North Campus as well as demolition of existing school structures on the Main Campus. It is important to note that although the High School update and expansion will result in a net increase of lot area with the addition of the 4.83-acre North Campus, the maximum permitted student enrollment of 1,360 students (pursuant to the current CUP under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR) will remain the same. Furthermore, the current CUP permits a maximum Floor Area of 203,896 square feet on the Main Campus, which is more than the approximately 193,818 square feet of total Floor Area proposed at Project completion (including the Main and North Campuses).

A new pedestrian bridge is proposed over Saticoy Street, to connect the North Campus to the Main Campus. The bridge will allow students, student athletes, faculty, staff and visitors or those parking on the Main Campus for sporting events a safe pedestrian access and connection to the North Campus sports facilities. The North Campus will be secured with fencing to assure pedestrians will not attempt to cross at Saticoy Street level. The pedestrian bridge will have access at the western new surface parking lot of the North Campus and the new entrance to the High School on the Main Campus. A stair/elevator tower associated with the pedestrian bridge is proposed on the east side of the bridge (east of Saticoy Street), on the Main Campus. The west side of the bridge will have an ornamental pedestrian gate for access to the Main Campus. The bridge abutments and landings will be located entirely on-site (on the Main and North Campuses) and out of the public right-of-way. The elevator tower, east of Saticoy, will reach a maximum height of 45 feet as measured from lowest adjacent grade on the North Campus. The bridge itself, however, will reach a maximum height of 30 feet (as measured from lowest adjacent grade on the

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<sup>2</sup> The existing [Q] Qualified Condition limits maximum FAR to 0.5:1 (per Ordinance No. 173,518 – SA1). The proposed Project FAR for the North Campus is well below the maximum 0.5:1 FAR per the [Q] Condition, with approximately 0.04:1 proposed.

North Campus and as measured from the street) and a maximum height of 12 feet as measured from lowest adjacent grade on the Main Campus (as the bridge landing on the Main Campus is at a higher elevation and grade than grade level at the North Campus). Minimum clearance under the pedestrian bridge will be as required by the City of Los Angeles. To allow for the encroachment of the pedestrian bridge over the public right-of-way (Saticoy Street), an associated Vesting Tentative Tract Map (VTTM No. 84101) is proposed concurrent with the revised campus plan, which will create an airspace lot for the pedestrian bridge in addition to one ground lot for the Main Campus and one ground lot for the North Campus.

Campus safety and security are essential elements of the revised campus plan, as such the Main Campus will retain the existing 8-foot-tall fence, gates and block wall currently securing the campus perimeter. In addition, new fencing and vehicular gates, to be located along the northwest drive aisle and parent drop-off area along Chaminade Avenue and at the southeastern access point along Cohasset Street, will be provided on the Main Campus to complete the perimeter security. A new 10-foot-high ornamental fencing will be provided around the perimeter of the North Campus.

Ultimately, parking for the High School will increase in number from 462 parking stalls existing (on the Main Campus) to approximately 501 stalls (within the surface parking lots across both campuses). Although the student enrollment is not increasing, the increase in parking will allow for enhanced on-site parking options and improved circulation on site and within the surrounding community.

New construction on the Main Campus includes the new Multistory Building at the new additional entrance off Saticoy Street, that will include administrative offices, counseling offices, library, multi-purpose room, classrooms, and labs. The Floor Area contained within the proposed building totals approximately 60,760 square feet and has a height of approximately 48 feet within three stories. In addition, the existing single-story buildings located at the southeast corner of the Main Campus will undergo renovation for administrative offices but will not increase in Floor Area or height. A new surface parking lot will be constructed in place of the existing paved driveway adjacent to the single-story building at the southeast corner of the Main Campus, fronting on Cohasset Street. Finally, additional improvements to the Main Campus will include minor demolition and resurfacing of the existing baseball field along Cohasset Street, to be reutilized as a softball field, removal of the north surface parking lot, and resurfacing to create a new landscaped quad area adjacent to the current administrative building to be renovated for student service programming.

Improvements on the North Campus include a baseball field, a soccer field, outdoor swimming pool, and associated facilities and surface parking. The baseball/soccer field will have a 40-foot high safety netting along a portion of the outfield perimeter and a 26-foot high electric scoreboard facing Saticoy Street located in left-center outfield, both along the northern property line. There will also be single-story locker rooms, batting cages, and bull pens located along the first and third baselines. Home and visitor bleachers will be along the first baseline and third baseline, providing approximately 350 seats with a continuous shade structure reaching 19 feet in height, and a press box of approximately 100 square feet will be located behind home plate. Eight stadium light standards ranging in height from 70 to 90 feet are proposed, with the 70-foot light

standards located along the perimeter of left and right outfields, with 80- and 90-foot light standards along Saticoy Street and adjacent to the new surface parking lot. To the west of the baseball field is a proposed 1,540 square foot single-story concession and restroom building (16 feet in height) as well as an 86-stall surface parking lot and entrance to the pedestrian bridge.

To the east of the baseball field is a proposed 25-meter x 25-yard, in-ground outdoor pool, with four 40-foot-high light standards, a single-story (19-foot tall), 6,094 square foot pool house and 15 surface parking stalls. Bleachers are proposed west of the pool providing approximately 126 seats. Additionally, there will be a public address system on the new North Campus, similar to the public address system currently used on the Main Campus. A noise study is being prepared as part of the Project's environmental analysis. The amplified sound system will be analyzed and will comply with all mitigation measures related to any identified noise impacts. There are currently 4 ingress/egress points along Saticoy Street which will be reduced to the two access points for this Project. There are currently two ingress/egress points along Woodlake Avenue which will be reduced to one ingress/egress driveway at the approximate location of the existing north access point.

The Project, as proposed and designed, is reflected on the revised campus site plan, landscape plan and architectural elevations submitted along with this Application. Further, "Attachment B" to this application details the requested discretionary approvals necessary for the development of the proposed Project, followed by "Attachment C" through "Attachment G" which provide the necessary Findings and Justifications for the discretionary requests.

## STREETS AND CIRCULATION

Cohasset Street – Cohasset Street is designated as a **Collector Street** under the Mobility Plan 2035, which requires a public right-of-way width of 66 feet (half public right-of-way width of 33 feet), including a designated roadway width of 40 feet (half roadway width of 20 feet) and 13-foot-wide sidewalks.

Chaminade Avenue – Chaminade Avenue is designated as a **Local Street** under the Mobility Plan 2035, which requires a public right-of-way width of 60 feet (half public right-of-way width of 30 feet), including a designated roadway width of 36 feet (half roadway width of 18 feet) and 12-foot-wide sidewalks.

Keswick Street – Keswick Street is designated as a **Local Street** under the Mobility Plan 2035, which requires a public right-of-way width of 60 feet (half public right-of-way width of 30 feet), including a designated roadway width of 36 feet (half roadway width of 18 feet) and 12-foot-wide sidewalks.

Saticoy Street – Saticoy Street is designated as an **Avenue II** under the Mobility Plan 2035, which requires a public right-of-way width of 86 feet (half public right-of-way width of 43 feet), including a designated roadway width of 56 feet (half roadway width of 28 feet) and 15-foot-wide sidewalks.

Woodlake Avenue – Woodlake Avenue is designated as an **Avenue II** under the Mobility Plan 2035, which requires a public right-of-way width of 86 feet (half public right-of-way width

of 43 feet), including a designated roadway width of 56 feet (half roadway width of 28 feet) and 15-foot-wide sidewalks.

### **PREVIOUS CASES (IN REVERSE CHRONOLOGICAL ORDER)**

The City’s Zoning Information Map Access System lists the following zoning-related actions as pertaining to the Subject Property:

CPC-2009-1477-CU-ZV-ZAA-SPR – On November 17, 2009, the City Planning Commission approved a Conditional Use, Variances, an Adjustment and Site Plan Review for Chaminade College Preparatory, High School (Main Campus), located at 7500 Chaminade Avenue, to modernize the school’s student center and athletic facilities, allowing for the demolition of existing floor area and construction of new floor area (including a new performing arts center, aquatic complex, student center and associated structures), in conjunction with the continued use and maintenance of the existing school.

Ordinance No. 173,518 (SA1) – Effective November 7, 2000, the City Council of the City of Los Angeles adopted an ordinance changing the zone of the lots legally described as Lot 1 (Arbs 2, 3 and 4) of Tract 25573, from C1-1VL, C1.5-1VL and P1-1VL to [Q]C1-1VL. The [Q] Condition limits the Floor Area to 0.5:1.

Ordinance No. 165,479 (SA 1030 and SA 1040) – Effective March 9, 1990, the City Council of the City of Los Angeles adopted an ordinance changing the zone of the lots legally described as Lot 1 (Arb 2, 3 and 4) of Tract 25573 from P-1 to HD 1-VL and from C2-1 to C1-1VL.

### **GENERAL PLAN**

The Subject Property is located within the adopted Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area. The Main Campus is designated for Very Low Residential land uses, corresponding to the RE20, RA, RE15 and RE11 Zones<sup>3</sup>, and Low Residential land uses, corresponding to the RE9, RS, R1, RU, RD6 and RD5 Zones. The North Campus is designated Neighborhood Commercial, corresponding to the C1, C1.5, C2, C2, RAS3 and RAS4 Zones.

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<sup>3</sup> The existing A1-1 Zone for the Main Campus does not correspond to the Very Low Residential land use designation.