

# ATTACHMENT F

## CHAMINADE COLLEGE PREPARATORY, HIGH SCHOOL

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

### PROJECT OVERVIEW/REQUEST

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.

The Applicant requests the following discretionary approvals:

- **A ZONING ADMINISTRATOR DETERMINATION**, as follows:
  - a. A Zoning Administrator Determination, pursuant to Los Angeles Municipal Code (“LAMC”) Section 12.24 X.22, 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 tall, in lieu of the 25-foot, 33-foot and 61-foot tall structures permitted within 0-199 feet of lots zoned RW1 or more restrictive per the Transitional Height limitations in LAMC Section 12.21.1 A.10.

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

- b. A Zoning Administrator Determination, pursuant to LAMC Section 12.24 X.7, to allow for existing 8-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 6-foot tall fences and walls permitted in the front yard in the A and R Zones per LAMC Sections 12.21 C.1(g) and 12.22 C.20(f).

Additionally, the Applicant is concurrently requesting a **VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE** on the North Campus (See “Attachment C”), a **PLAN APPROVAL** (See “Attachments D and D.1”), **ZONING ADMINISTRATOR ADJUSTMENTS** related to building height and yards/setbacks on the Main Campus (See “Attachment E”), and a **VESTING TENTATIVE TRACT MAP** for the merger and re-subdivision of the Subject Property (See “Attachment G”).

## **JUSTIFICATIONS / FINDINGS**

### **A. ZONING ADMINISTRATOR DETERMINATION GENERAL FINDINGS**

As per LAMC Section 12.24 X, the following findings have been developed pursuant to LAMC Section 12.24 E:

- 1. That 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.**

Chaminade has operated the private high school at its current location since the early 1960s, and has been granted numerous Conditional Use Permit approvals, most recently in 2000 (under Case No. CPC-2000-1301) and in 2009 (under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR). For over 60 years, Chaminade has performed an essential educational function and provided essential service within the West Hills community. The Project involves a revised campus plan to modernize and expand the academic, athletic, and parking facilities as described in “Attachment A – Background and Project Information”, which will allow the High School to continue to perform a function and provide a service that is essential to the community. The Project in its entirety seeks to integrate the Main and North Campuses through the creation of an updated, comprehensive and cohesive revised campus plan which will establish a new entrance for the Main Campus on Saticoy Street, create a cohesive campus outdoor gathering area, improve upon the safety and security of the campus, modernize student service facilities, modernize classrooms and the technology serving the classrooms, provide for a competitive and more diverse sports program, and safely improve campus-wide connectivity and circulation. The Project also involves the expansion of the High School to the North Campus on the east/north side of Saticoy Street in order to develop a baseball and soccer athletic field with bleachers and a press box, outdoor pool, athletic field/pool house, locker rooms, buildings to house restrooms and concessions, and two surface parking lots.

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**ATTACHMENT F – Zoning Administrator Determination Findings**

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The Applicant is seeking a Zoning Administrator Determination for new structures associated with the new athletic field and pool on the North Campus (score board, bleachers, netting poles, lights and a pedestrian bridge), ranging in height from approximately 25 to 90 feet tall, in lieu of the 25-foot, 33-foot and 61-foot tall structures permitted within 0-199 feet of lots zoned RW1 or more restrictive per the Transitional Height limitations in LAMC Section 12.21.1 A.10. The Applicant is also seeking a Zoning Administrator Determination to allow for existing 8-foot tall perimeter fences and vehicular gates to remain within the front yards (along Cohasset Street and Keswick Street) and to allow 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 6-foot tall fences and walls permitted in the front yard in the A and R Zones per LAMC Sections 12.21 C.1(g) and 12.22 C.20(f).

The proposed North Campus is located adjacent to single-family homes and properties that are zoned RS-1 to the north, west and south. As such, all new structures proposed on the North Campus are subject to the transitional height limitation specified in LAMC Section 12.21.1 A.10. While all proposed buildings will be well below the maximum height limitation, the proposed score board, bleachers, netting poles, lights, and pedestrian bridge exceed the height limits, as shown on the site plan/Transitional Height Analysis for the North Campus (Sheet A1.13) and require relief. Each of the proposed structures that require relief from the transitional height requirements will provide a function for the both the High School and the surrounding community, as discussed below.

In regard to the score board (proposed at 26 feet tall), netting and netting poles (proposed at 40 feet tall) and lights (including pool lighting proposed at 40 feet tall and stadium lighting ranging from 70-90 feet tall), these will serve the athletic facilities proposed on the North Campus and will perform a function in that they will allow Chaminade to safely provide these expanded and needed athletic facilities for practice and competitions. The proposed lights will allow the North Campus to be illuminated in the evenings, which is a necessary function for security and safety during the extended hours for use of the facilities related to games, practices and such, and especially during cloudy days and the Winter hours where sunlight is shortened. The proposed netting and netting poles will prevent soccer balls and baseballs from being thrown into the adjoining streets and single-family residential properties. In addition, as part of the concurrent Plan Approval, Chaminade is seeking to revise Conditions of Approval to allow the school to rent out facilities on the North Campus to the local community, during off hours. This would allow the surrounding community and neighbors to utilize the proposed pool and athletic fields when they are otherwise not in use by the High School. Although the request includes a deviation from transitional height, it is important to note that most of these structures will not serve as standalone buildings, but rather will consist of lighting poles and netting which will not obstruct views.

Regarding the pedestrian bridge (proposed at 30 feet tall with a stair/elevator tower at 45 feet tall), this will perform an essential safety function for not only the school, but the surrounding community as well. This will allow for the student path of travel to be eliminated from the street level and provide for a safer crossing over Saticoy Street and added safety for

drivers. As part of the pedestrian bridge, there will be stairs and an elevator tower on its east side, to be located on the Main Campus.

With respect to the request involving existing and new perimeter fences and gates, it will perform an important security function that is essential for the Main Campus. It is important to note that in light of the many horrific incidents that have taken place at schools citywide over recent years, many of the changes incorporated in the revised campus plan are necessary to assure the highest degree of campus safety. A key element of the security plan is the retention of the existing 8-foot tall perimeter fences and gates. As it currently exists, the 8-foot tall fence surrounds the entire Main Campus, providing essential security to students, faculty, staff, and visitors. In addition to the request to allow for the maintenance of the existing 8-foot tall perimeter fence, a new fence and gate is proposed along the new/proposed vehicular driveway on Cohasset Street, on the east side of the Main Campus. If approved, the requested Zoning Administrative Determination for the existing and new fences and gates will allow Chaminade to continue to provide the security necessary for a safe and secure educational environment.

Therefore, the requested deviation from the transitional height limitations on the North Campus will allow the school to safely perform necessary athletic activities and will also provide for safe street crossing between the two campuses. The request to allow for the over-in-height fences and gates within the front yards of the Main Campus will also serve an essential safety purpose. As such, the subject requests, if approved, will perform a function and provide a service that is essential or beneficial to the community, city, or region.

**2. That 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 structures for which the subject Zoning Administrator Determinations are requested, as described in Finding No. 1 above, will be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. In fact, if approved, these structures will provide for safety and security necessary for the users of the Main and North Campuses (students, visitors, faculty and staff) as well as for the surrounding neighborhood and drivers travelling on Saticoy Street.

On the North Campus, the score board is proposed to be one-foot taller than the 25-foot transitional height limit but will be set back from the northern property line (where the closest adjoining single-family homes are located) and will be south-facing to face Saticoy Street. The proposed lights will also be setback from the northern property line, and a lighting plan has been developed to ensure no spillover or glare onto the adjoining single-family homes. Also, strict limitation on the hours and duration of the lighting will be established through condition(s) of approval. The lights will provide for lighting and security for users of the athletic facilities on the North Campus during the evening hours, while the proposed netting and netting poles will prevent soccer balls and baseballs from being thrown into the adjacent streets or adjacent properties. The pedestrian bridge will ensure safety for pedestrians crossing the street and drivers travelling along the street, in the interest of public health, welfare and safety. In addition, as part of the Mitigated Negative Declaration that is being prepared for the Project as a whole,

mitigation measures will be imposed to ensure that aesthetics and lighting impacts of the Project, if any, are reduced to less-than-significant level.

On the Main Campus, the existing (to remain) and proposed 8-foot tall perimeter fences and gates provides additional safety and security to students, faculty, staff and visitors. Furthermore, because the perimeter fences and gates are existing and have existed for several years, the requested Zoning Administrator Determination, if approved, will not further degrade adjacent properties. The Applicant is requesting to match the existing fences and gates with new ones along Cohasset Street, where a new vehicular driveway is proposed on the east side of the Main Campus. The new fence and gate will be developed in keeping with the existing fencing on the Main Campus and will function in a similar capacity, therefore providing compatibility with existing uses so as to not degrade adjacent properties.

In addition, a Mitigated Negative Declaration is being prepared for the Project as a whole, which will include mitigation measures to mitigate any identified significant environmental impacts to less than significant levels. This will ensure that the proposed Project will not negatively impact the adjoining single-family residential properties or neighborhood in terms of, but not limited to, aesthetics and lighting. As such, the proposed Project's location, size, height and operations will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

**3. That the project substantially conforms with the purpose, intent and provisions of the General plan, the applicable community plan, and any applicable specific plan.**

The instant Zoning Administrator Determination requests are part of the larger, overall Project which involves the continued operation, modernization and expansion of the existing private high school. The Project involves the construction of the Multistory Building with administrative, counseling, library, classroom, laboratory and multipurpose uses, and a new outdoor student quad for additional outdoor space and space for outdoor instruction on the Main Campus, additional athletic and parking facilities on the new North Campus, and a new pedestrian bridge to connect the two campuses and allow for safe street crossing for students, visitors, faculty, and staff. The elements of the Project are vital to the educational, social and athletic advancement of Chaminade students.

The Project is in substantial conformance with the purposes, intent and provisions of the General Plan and the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan ("Community Plan"), as it proposes a use that addresses the issues and meets the objectives summarized in the Community Plan and General Plan Framework Element, as discussed below. The Subject Property is not located in a specific plan area.

Community Plan

While the Community Plan does not address the placement or conditioning of schools and the height of structures, a school use is generally considered by the City as a benefit to the local community and, as such, is deemed by City and State law as an appropriate use where it has been properly sited and conditioned. The surrounding land uses have not changed, and the High School will continue to operate consistent with the conditions of approval (other than those for

which modification is being sought with the instant application). Furthermore, the proposed expansion with the North Campus will be similarly conditioned to ensure use and operation is compatible with and respectful of surrounding land uses.

The Community Plan, however, does make mention of the continuing need "to modernize public facilities, improve services, and accommodate changes". (Page III-10) In keeping with the Community Plan and the need to accommodate changes, the Project is intended to and will modernize the existing school facilities and improvements on the High School campus. For years, Chaminade has intended to build additional and much-needed facilities for its students and families. The expanded facilities as proposed with the necessary deviations for height requested herein will serve the current and permitted student population, again as always intended. Furthermore, while the Community Plan does not specifically address private schools (K-12), these schools are essential alternatives to overcrowded and underfunded public schools. The public school district counts on private schools to take a share of students; otherwise, their overcrowded schools would be worse off.

Additionally, the Community Plan seeks to "use the location, characteristics, and timing of public facility and utility development as a tool in achieving planned land use patterns." (Page III-10) The Project, although it does not involve a public facility, allows the expansion of an existing private school in a residential neighborhood, following and keeping with the current land use pattern while expanding athletic and parking facilities. Chaminade also requests, as part of the associated Plan Approval, the ability to rent out its athletic facilities on the new North Campus from time to time. While capacity may be limited based upon the High School's own needs, Chaminade understands and acknowledges that there is a shortage of athletic fields and swimming pools to serve the needs of schools, youth, and adult sports in the local area. If approved, this would allow other schools and members of the local community to use the new athletic facilities on the new North Campus, and would provide a service that is needed and is in demand in the area such as a swimming pool. In addition, the Community Plan states, as part of the discussion of "Community Issues and Opportunities", that the "[a]ddition, expansion and/or improvement of needed local parks throughout the Community should be accelerated, where feasible." (Page I-6) While the Project will not provide a park use, it does introduce a new athletic/recreational use for an existing high school, which will serve a function similar to parks by provide sports and recreational facilities that encourage health and fitness for students and other users of the fields and pool. Furthermore, by providing the much-needed additional athletic facilities on-site (on the new North Campus), Chaminade will have less need to transport their students to other locations for certain sports, including public park facilities, which is the case currently.

The proposed Project also addresses the following relevant issues and opportunities identified for commercial land uses on Page I-4 of the Community Plan, as it replaces a retail mini shopping center with thoughtfully designed open space and athletic fields and facilities that will provide an adequate transition between the residential uses to the north and the existing campus (Main Campus) to the south:

***Issues***

- *Oversupply and poor appearance of strip mall development and obsolete commercial space on major thoroughfares.*
- *Inadequate transition between commercial and residential uses.*

***Opportunities***

- *Establish appropriate transition between commercial (mixed use) and adjoining primarily residential uses.*

In addition, the Project supports the following Residential and Commercial Objectives and Policies of the Community Plan:

***Objective 1-3*** *Preserve and enhance the character and integrity of existing single and multifamily neighborhoods.*

***Objective 2-2*** *Enhance the appearance of commercial districts*

***Policies***

***2-2.1*** *Require that any proposed development be designed to enhance and be compatible with adjacent development.*

***2-2.3*** *Preserve community character, scale and architectural diversity.*

***2-2.4*** *Improve safety and aesthetics of parking areas in commercial areas.*

The outdoor athletic fields and facilities proposed on the North Campus will complement the surrounding land uses, which include single-family residential homes. The proposed uses on the North Campus will serve as a buffer between adjacent single-family residential uses to the north and east and the existing Main Campus to the south and west, with a use that will predominantly function as open space and which is less intense than the existing retail shopping center land use, without removing residential dwelling units or dividing a residential neighborhood. The existing land use designation allows for the existing commercial retail shopping center, which acts as a buffer between the single-family residential neighborhood to the north and Saticoy Street to the south. However, the commercial land use designation in this instance will allow for expanded athletic facilities proposed by Chaminade, an existing and well-established fixture in the immediate community, without introducing the negative effects that a typical or more intense commercial use might bring. Further, the proposed new pedestrian bridge across Saticoy Street will enhance and improve pedestrian safety and accessibility between the existing and new campus.

General Plan Framework Element

The Project also meets the following policies and objective of the General Plan Framework Element:

*Policy 6.1.1: Explore creative alternatives for providing new school sites in the City, where appropriate.*

*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.*

Chaminade has the opportunity to expand the school facilities to a property located across the street, to provide additional recreational and athletic programming opportunities and options for its students. Chaminade proposes to maximize on this opportunity by appropriately locating a new campus (the North Campus) near the existing campus. The Main Campus is also located in very close proximity to Four Oaks Park, which is located across Cohasset Street, to the south. The close proximity of the Main Campus to the proposed new North Campus and to Four Oaks Park allows for the Project to implement the objective to site community facilities together. The Project will provide the Chaminade Community and West Hills community with additional recreational/athletic uses near and affiliated with an existing school and public park, consistent with the following policy.

Furthermore, the Framework Element Executive Summary notes:

*The Framework Element's open space and conservation objectives are oriented around the conservation of significant resources, provision of outdoor recreational opportunities, minimization of public risks from environmental hazards, and use of open space to enhance community and neighborhood character.*

It goes on to state the objective to “[p]romote the joint use of open space with public facilities (schools, transit, and other)”. The Project meets the demands and needs of the existing High School and its students, and at the same time will locate additional open space and outdoor athletic facilities, to be associated with and across the street from the existing High School (Main Campus) and Four Oaks Park.

In addition, the Project will further policies of the General Plan Framework Element, including:

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

*Policy 6.1.1: Explore creative alternatives for providing new school sites in the City, where appropriate.*

Therefore, the Project substantially conforms to the purpose, intent and provisions of the General Plan, including the Framework Element and the Community Plan.



## **B. ADDITIONAL FINDINGS FOR TRANSITIONAL HEIGHT**

The following additional findings were developed pursuant to LAMC Section 12.24 X.22 for Transitional Height, to permit buildings and structures on lots in C and M Zones that exceed the maximum heights otherwise permitted by the provisions of Section 12.21.1 A.10:

- 1. That the project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.**

As stated previously, the proposed score board, netting and netting poles, lighting and pedestrian bridge are all necessary to the athletic function and associated safety of Chaminade students, faculty, staff, and visitors. In addition, each of the proposed structures is not a standalone building that will result in the visual obstruction of the surrounding residential neighborhoods. The proposed pedestrian bridge will be developed across Saticoy Street and will not abut single-family residential properties. As referenced above, the proposed stadium lighting has been designed to prevent spillover onto adjacent residential properties. Lastly, a Mitigated Negative Declaration is being prepared for the Project as a whole, which will include mitigation measures to mitigate environmental impacts, if any, to less-than-significant levels. This will ensure that the proposed Project will be developed in keeping with the residential scale and character of the adjacent properties and surrounding neighborhood.

## **C. ADDITIONAL FINDINGS FOR OVER-IN-HEIGHT FENCES IN FRONT YARDS**

The following additional findings were developed pursuant to LAMC Section 12.24 X.7(c) for Fences or Walls in the A or R Zones:

- 1. The Zoning Administrator shall consider the environmental effects and appropriateness of materials, design and location of any proposed fence or wall, including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties, and security to the subject property which the fence or wall would provide.**

Per LAMC Section 12.24.X.7(a), “A Zoning Administrator may, upon application, permit fences, walls or gates not to exceed eight feet in height, including light fixtures, in the required front yard, side yard or rear yard of any lot or on the side lot line along the street of a reversed corner lot in the A and R Zones.” The Applicant is seeking a Zoning Administrator Determination to allow an existing over-in-height ornamental security fence surrounding the perimeter of the Main Campus, with a maximum height of 8 feet, to remain in lieu of the maximum 6-foot height fence permitted under LAMC Section 12.22.C.20(f). In addition to this request, Chaminade is requesting a new fence and gate, with the same height and design, at the new vehicular driveway proposed along Cohasset Street. The approval of this request will not result in any new detrimental effects on views of adjoining residents. Instead, the fence will continue to provide essential security for the High School. Again, as previously stated, a Mitigated Negative Declaration is being prepared for the Project as a whole, which will impose mitigation measures to mitigate environmental impacts, if any, to less-than-significant levels.

**ATTACHMENT F – Zoning Administrator Determination Findings**

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This will ensure that the proposed Project will be developed in keeping with the residential scale and character of the adjacent properties and surrounding neighborhood.

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