

ATTACHMENT C

VESTING ZONE CHANGE & HEIGHT DISTRICT CHANGE FINDINGS

CHAMINADE COLLEGE PREPARATORY, HIGH SCHOOL

MAIN CAMPUS: 7500 CHAMINADE WAY, 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 Zone¹ (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 **VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE**, pursuant to Los Angeles Municipal Code (“LAMC”) Sections 12.32 F and 12.32 Q, **from the [Q]C1-1VL and P-1VL Zones to the C2-1 Zone** on the new North Campus.

Additionally, the Applicant is concurrently requesting a **PLAN APPROVAL** under the High School’s current CUP (See “Attachments D and D.1”), **ZONING ADMINISTRATOR ADJUSTMENTS** related to building height and yards/setbacks on the Main Campus (See “Attachment E”), **ZONING ADMINISTRATOR DETERMINATIONS** related to Transitional

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

Height and the heights of fences/gates on the Subject Property (See “Attachment F”) and a **VESTING TENTATIVE TRACT MAP** for the merger and re-subdivision of the Subject Property (See “Attachment G”).

JUSTIFICATIONS / FINDINGS

The following findings have been developed pursuant to LAMC Section 12.32 C.7 and the City of Los Angeles’ “Findings/Specialized Requirements: Zone Change (ZC), Height District Change, Building Line (BL), and Supplemental Use Districts (SUD)(various suffixes)”, Form CP-7774 zc [revised 3/5/2015]²:

The proposed Zone Change is in conformity with public necessity, convenience, general welfare and good zoning practice.

The Subject Property is located within the adopted Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan (the “Community Plan”) area. The Community Plan is one of three of the Southwest Valley Plans currently undergoing an update by Los Angeles City Planning. Through the update process, Los Angeles City Planning is refining the Community Plan concepts, selecting new General Plan Land Use Designations, building new zoning, and beginning the Draft Environmental Impact Review Process.

The Main Campus is designated for Very Low Residential land uses, corresponding to the RE20, RA, RE15 and RE11 Zones³, 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. The currently proposed General Plan Land Use designation for the North Campus, under the current draft of the Community Plan, is Neighborhood Center⁴. Further, it is understood that the update to the Community Plan in general will include changes to the zoning of properties, thereby eliminating “footprint” zoning.

The Applicant seeks a Vesting Zone Change and Height District Change to change the zone of the new North Campus from [Q]C1-1VL and P-1VL to C2-1, in order to consolidate the outdated and obsolete “footprint” zoning on the property, eliminate the [Q] Condition limiting Floor Area Ratio⁵; and with approval of associated Plan Approval to the existing CUP, expand the existing High School campus (Main Campus) to the new North Campus, to allow for the construction/addition of a new baseball field, soccer field, aquatic center, and associated athletic structures and parking, and linking the Main and North Campuses with a pedestrian bridge. Chaminade was founded by Blessed William Joseph Chaminade (Society of Mary – Marianists)

² Per Form CP-7774 zc, Zone Change and/or Height District applications must also discuss consistency with the General Plan including, but not limited to, the applicable community plan text, land use, footnotes, specific plans or other plans or guidelines.

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

⁴ The Draft update to the Community Plan does not include a change to the Land Use Designation for the Subject Property’s Main Campus.

⁵ 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.

over 70 years ago, and has operated the High School at its current campus location since the 1960's. Chaminade purchased the proposed North Campus property in 2017, with the intent to demolish the existing retail shopping center and expand of the existing Main Campus facility to build the much-needed additional athletic facilities.

The request for Vesting Zone Change and Height District Change on the North Campus is beneficial in terms of **public necessity** in that it will allow for an existing and well-established High School, which has been operating at its current location for over six decades, to integrate additional area for athletic facilities that are much-needed for the student population. Chaminade has become a fixture in the neighborhood and larger community, offering an option for families in the community a private Catholic education with Marianist Traditions. Chaminade believes in the holistic education of the students, encompassing the areas of spiritual, social, emotional, intellectual, creative and physical growth for the students. With the expansion to the new North Campus, Chaminade will be able to further their belief in holistic education by providing a regulation size baseball field to maintain the ability to be competitive in boys baseball, a new soccer field, and an aquatic center offering a range of opportunities for physical health and growth. When the existing shopping center site became available, Chaminade was presented with a unique opportunity to purchase the property to allow for the expansion of the High School athletic facilities, without taking existing residential dwelling units off the market or splitting/dividing an existing single-family neighborhood.

The Vesting Zone Change and Height District Change is beneficial in terms of **convenience**, in that it will allow for proposed location of the new North Campus across the street for the existing campus (Main Campus), on a property can support the proposed athletic and parking facilities. By re-zoning the property proposed for the new North Campus, which is currently a commercially used property, Chaminade may expand the school grounds without removing residential dwelling units or dividing a residential neighborhood. Further, the proximity of the new North Campus to the existing Main Campus allows for the safety and ease of pedestrian accessibility between the two campuses with the proposed pedestrian bridge. The High School is also centrally located within the Canoga Park-Winnetka-Woodland Hills-West Hills Community with access to both the US 101 Ventura Freeway which runs north south, and State Route 118 which runs west to east with both routes going through both Ventura and Los Angeles Counties. The proximity to the freeways provides options for families outside of the immediate area to send their children to a private Catholic school with Marianist traditions.

The requested Vesting Zone Change and Height District Change is beneficial in terms of **general welfare** for many of the reasons detailed above, allowing for the physical expansion of High School campus, an existing well-established private Catholic school, providing a holistic education encompassing academics, sports, arts, and spirituality, and maintaining Chaminade's commitment to stay at the forefront of Catholic education. The Project will physically expand Chaminade's Athletic Department with a new regulations size baseball field as well as a new soccer field, aquatic center, parking facilities and a pedestrian bridge linking the two campus locations.

Lastly, the proposed Vesting Zone Change and Height District Change is beneficial in terms of **good zoning practice** in that Chaminade is already a well-established and longtime neighbor in the community. The existing Main Campus is currently operating under a CUP and continues to be successful in managing the school's integration in the surrounding residential

neighborhood. The expansion to the new North Campus will be a continuation of their successful integration in the neighborhood.

In addition, the proposed C2 Zone corresponds to the existing Neighborhood Commercial land use designation of the North Campus, and by rezoning it entirely to C2-1 (from the current [Q]C1-1VL and P-1VL Zones), it eliminates the outdated “footprint” zoning. Further, the proposed Vesting Zone Change is in keeping with the City’s vision and goal as identified in the Southwest Valley Community Plans Update, which proposes to redesignate the North Campus to “Neighborhood Center”. As stated in the Draft Community Plan Update Storymap⁶, Neighborhood Center areas are described as “focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Very Low to Low with the Floor Area Ratio ranging from 1.6 to 4.0, and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services.” The North Campus is proposed to include mostly open areas for athletic use, with the corresponding FAR for the new associated structures limited to be well below the 0.5:1 FAR imposed by the existing [Q] Condition. In addition, the proposal for athletic facilities on the new North Campus will update the site from an older retail shopping center, breathing new life and open space into the neighborhood. Granting of the instant request will further a stated intent of the currently adopted Community Plan, which is “the promotion of an arrangement of land uses, streets and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community.” (Page II-2) While the General Plan or any of its elements, including 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.

Similarly, the General Plan Framework Element, in Chapter 3, Land Use, describes goals, objectives and policies for “Neighborhood Districts”, which “*are intended focal points of surrounding residential neighborhoods and...contain a diversity of uses that serve daily needs, such as restaurants, retail outlets, grocery stores, child care facilities, community meeting rooms, pharmacies, religious facilities and other similar uses*” and are physically and generally characterized “*by one- or two-story low-rise structures, particularly in suburban areas of the City.*” Chapter 3 of the Framework Element also lists the following:

GOAL 3D

Pedestrian-oriented districts that provide local identity, commercial activity, and support Los Angeles' neighborhoods.

Objective 3.8

Reinforce existing and establish new neighborhood districts which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood activity, are compatible with adjacent neighborhoods, and are developed as desirable places to work and visit.

⁶ <https://planning.lacity.org/plans-policies/community-plan-update/southwest-valley-community-plans-update#maps>

Policies

Uses and Density

3.8.1 *Accommodate the development of neighborhood-serving uses in areas designated as "Neighborhood District" in accordance with Tables 3-1 and 3-4. The range and densities/intensities of uses permitted in any area shall be identified in the community plans. (PI, P18)*

<i>Land Use Designation</i>	<i>Corresponding Zones</i>
<i>Neighborhood District</i>	<i>C1, C1.5, C4, [Q]C2</i>

It should be noted that the private school use is permitted by right in the C2 Zone. The Plan Approval process under the existing CUP allows the existing High School to submit the revised campus plan for the proposed expansion. The Plan Approval process will also ensure that the Project will adhere to good zoning practice and “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.”⁷ Further, the existing Main Campus is currently in good standing and has been operating under the most recent (current) Conditional Use approved on November 17, 2009, and under previous Conditional Use Permits prior to that, the conditions of which will be modified to also apply to the new North Campus.

The Vesting Zone and Height District Change will allow for a Project that is in conformity with the adopted Community Plan. As stated on Page II-2 of the adopted Community Plan, under the section titled “Role of The Community Plan,” the Plan “guides development in to create a healthful and pleasant environment.” The Project will allow for the much-needed expansion of High School campus, providing state of the art athletic facilities, including a baseball field, soccer field, new aquatic center, new parking facilities and a pedestrian bridge connecting the Main Campus to the new North Campus and providing safe access for the students, families and visitors. The Project also addresses the following relevant issues and opportunities identified for commercial land uses on Page I-4 of the Community Plan:

Issues

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

Opportunities

⁷ LAMC Section 12.24 E.2., Conditional Use Permits and Other Similar Quasi-Judicial Approvals, Findings for Approval.

- *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 concurrent with the requested Vesting Zone Change and Height District Change would preserve and enhance 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. The Project seeks to re-zone a commercially-used property (the North Campus) to allow Chaminade to expand their athletic facilities 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.

Considering the information stated herein above, the Vesting Zone Change and Height District Change is beneficial in terms of the public necessity, convenience, general welfare and good zoning practice.

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