



**CITY OF
LOS ANGELES
CALIFORNIA**



P.O. BOX 4670, WEST HILLS, CA 91308
WWW.WESTHILLSNC.ORG
MAIL@WESTHILLSNC.ORG

WEST HILLS NEIGHBORHOOD COUNCIL

**SPECIAL JOINT BOARD AND ZONING & PLANNING
COMMITTEE MEETING AGENDA**

Thursday, August 22, 2024 @ 6:30 p.m.

**Chaminade College Preparatory – Condon Center 1st Floor
23241 W. Cohasset Street, West Hills, CA 91304**

Enter Chaminade through the Cohasset Street entrance between Woodlake and Platt Avenues. Drive through the parking lot, bear left and continue over the hill until you see the Condon Family Technology Center on the left. Park in the nearest lot.

In conformity with the October 6, 2023 enactment of California Senate Bill 411 (Portantino) and La City Council Approval on November 1, 2023, the West Hills Neighborhood Council Zoning & Planning Committee meeting will be conducted virtually, telephonically and in person.

- To attend online via Zoom Webinar: Click or paste the following link into your browser:
<https://us02web.zoom.us/j/85777145429>
- To call in by phone, dial (669) 900-6833, then punch in this Webinar code when prompted: **8577 714 5429**, then press #.
- To attend in person, please attend Chaminade College Preparatory – Condon Center 1st Floor, 23241 W. Cohasset Street, West Hills, CA 91304

This meeting is open to the public. Doors open 10 minutes before the meeting starts. Those who wish to speak during the meeting may be asked to complete a Speaker Card. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

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|----------------------------|---|--|
| 1. | Call to order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Mrs. Carolyn Greenwood, Secretary |
| 3. | Comments from the Co-Chairs | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve meeting minutes of July 9, 2024 and special meeting minutes of July 25, 2024 | Mrs. Carolyn Greenwood, Secretary |
| 5. | Public Comments on Non-Agenda Items | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| <u>Old Business</u> | | |
| 6. | Discussion and possible action regarding a Chaminade expansion proposal including but not limited to a list of conditions | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |

7. Discussion and possible action regarding the West Hills
DRAFT Community Plan 2024/2025 and its relationship
to the Circle S proposal and other high density plans

Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Mrs. Penny Newmark, Member

8. Adjournment – Next Meeting September 10, 2024

SB 411 Updates - If a Neighborhood Council has a quorum of board members in a physical location, board members who wish to join the meeting via teleconferencing must adhere to AB 2449 rules and regulations. If a Neighborhood Council does not have a quorum of board members in a physical location, they must adhere to SB 411 rules and regulations. In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1. The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time. Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph, provide public comment until that timed public comment period has elapsed. (ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

Public Input - Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, an issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the committee.

The Americans With Disabilities Act - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas - WHNC agendas are posted for public review at Platt Village, on the Southside of Pavilions, closest to Nothing Bundt Cakes at 6534 Platt Avenue, West Hills, CA 91307 or at our website, www.westhillsnc.org You can also receive our agendas via email by subscribing to [L.A. City's Early Notification System \(ENS\)](#)

Notice to Paid Representatives -If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics@lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records - In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.westhillsnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the WHNC's executive director via email at michelle.ritchie@westhillsnc.org

Reconsideration and Grievance Process - For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.westhillsnc.org

Servicios De Traduccion: Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte Michelle.Ritchie@westhillsnc.org



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES

TUESDAY, July 9, 2024 @ 6:30 P.M.

Chaminade College Preparatory – Condon Center 1st Floor
2341 W. Cohasset Street, West Hills, CA 91304

1. Call to Order at 6:45 P.M. by Co-Chair Bill Rose.
2. Quorum was established.

Committee Members Present: Aida Abkarians, Carolyn Greenwood, Dan Brin, Penelope Newmark, Carolyn Proppert, Steve Randall (AB2449), Bill Rose, Anthony Scarce (AB2449), Myrl Schreibman (AB2449) and Charlene Rothstein.

Committee Members Absent: Faye Barta, Saif Mogri and Joan Trent

3. Comments from the Co-Chair(s): Co-Chairs acknowledged that the number of stakeholders that appeared at the meeting was so great that the meeting had to be moved to a larger room and even the second room was overflowing.
4. Minutes from June 11, 2024 were approved with corrections.
5. Public Comment on Non-Agenda Items:

Stakeholder Lucie Volotsky, who is running for the California Senate, introduced herself and spoke of her position on several issues. Stakeholder Chris Rowe stated a concern that the use of the Chaminade facility in light of the Chaminade expansion that was under discussion was a conflict of interest.

Old Business:

6. Discussion and possible action regarding the Vesting Preliminary Application proposal for 7556 Woodlake at Saticoy Street/Circle S Ranch property site

Char stated that a meeting with the City via Zoom was scheduled, however, the City requested to reschedule (no new date available at this time). Char explained that the property owner has only filed a preliminary application and has until September 16th to file a complete application. She, Penney and Bill are meeting with Senator Henry Stern's Chief Consultant, Ross Zelen to discuss how legislation coming from Sacramento is impacting the community. The stakeholders present expressed that they did not want this type of development and the problems it would cause for the community. Discussion centered on how the community could inform City officials of their united displeasure with having the property developed in the manner proposed.

7. Discussion and possible action regarding the DRAFT SW 2024-2025 Community Plan

Penny provided an overview of what the Community Plan is. She explained that the City is midway through the process. They are proposing such changes as higher density along certain routes and the ability to make changes "By Right." Penny went on to explain that many different changes are coming directly from Sacramento that over-ride what actions are taken by individual cities and affect the communities. August 1, 2024 is the last date to comment on the proposed changes to the Community Plan as written.

Char made a motion to send a letter that "We are against the draft zoning and building allowance changes included in the City of LA's 2024-2025 S.W. Valley Community Plan that will destroy the unique character of our West Hills single-family neighborhoods forever." Motion was seconded and passed unanimously.

New Business:

8. Discussion and possible action regarding the MND (Mitigated Negative Declaration) on the proposed Chaminade expansion

Char and Penny presented the prepared responses to the MND on the proposed Chaminade expansion. Both Myrl and Tony expressed concern regarding traffic and that the MND was done before the the proposal for the Circle S Ranch property was proposed. Penny pointed out that that is addressed in our response. Char also advised that the Zoning & Planning Committee is having a second meeting this month on July 25th and the only item on the agenda is Chaminade so the community can ask questions and provide input on the proposed plans. Forwarding of the prepared responses to the MND to Chaminade was approved.

9. The meeting was adjourned by Bill at 8:15 p.m



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SPECIAL JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING DRAFT MINUTES

THURSDAY, JULY 25, 2024 @ 6:30pm

**Chaminade College Preparatory – Condon Center 1st Floor
23241 W. Cohasset Street, West Hills, CA 91304**

- 1. Call to Order at 6:30pm by Co-Chair Bill Rose.**
- 2. Quorum was established.**

Committee Members Present: Aida Abkarians, Dan Brin, Saif Mogri, Penelope Newmark, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scarce, Myrl Schreiber, and Joan Trent.

Committee Members Absent: Carolyn Greenwood

- 3. Discussion and possible action to request an extension from City Planning for the August 1 comment period on the 2024 Draft Community Plan. Co-Chair Char Rothstein explained that the City has not held a sufficient number of meetings with the public to accomplish an understanding of this complex Plan.**

A request to City Planning to extend the August 1, 2024 Draft Community Plan comments deadline was unanimously approved.

- 4. Discussion and possible action regarding the proposed expansion project by Chaminade. Co-Chairs Bill Rose and Charlene Rothstein introduced Robert Webb, President of Chaminade College Preparatory and Brad Rosenheim, President, CEO of Rosenheim & Associates, Inc. to answer questions and receive comments from the community.**
- 5. The meeting was adjourned by Bill Rose at 8:22pm.**

West Hills Neighborhood (WHNC) Council Zoning & Planning
August 22, 2024

Additional Proposed Conditions

Chaminade Expansion Proposal

Case #CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, Cpc-2023-1254-VZC-HD-ZAD-ZAA

Landscaping on the North Campus:

- 1) To include trees as close to the northern property line as possible and to fully screen and infill where needed to provide coverage for the abutting residential homes.
- 2) To include trees along the most easterly side of the site along Woodlake Avenue, to provide screening to the residential homes on Woodlake as well as use of the pool.
- 3) To contact the homeowners of the northern abutting properties regarding an offer from Chaminade to provide trees on their properties for the purpose of screening.

Traffic Management Program:

- 1) Subsequent to review of the Traffic Study, the WHNC requested a Traffic Management Program to be submitted with the expansion proposal.
- 2) We request the traffic program includes a plan with the following;
diagrams with drop-offs and pick-ups for vehicles and buses, locations and times for the pick-ups, drop-offs and which gates will be open and used at what times of the day and which gates will be used for students that drive.

Noise and Facility Use Issues:

- 1) The WHNC requests that during construction and following the opening of the sports facility, Chaminade hold public meetings with the WHNC Zoning committee every six (6) months or as issues arise from the community.

4.12 NOISE

This section provides an overview of noise and vibration levels and evaluates the construction and operational impacts associated with the proposed project. Supporting data and calculations are included in Appendix F. Topics addressed include short-term construction and long-term operational noise and vibration. The following background information provides noise and vibration characteristics and effects.

Noise Characteristics and Effects

Characteristics of Sound. Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement for sound is the decibel (dB). The human ear is not equally sensitive to sound at all frequencies. The “A-weighted scale,” abbreviated dBA, reflects the normal hearing sensitivity range of the human ear. On this scale, the range of human hearing extends from approximately 3 to 140 dBA. **Figure 4.12-1** provides examples of A-weighted noise levels from common sounds.

Noise Definitions. This noise analysis discusses sound levels in terms of Community Noise Equivalent Level (CNEL) and Equivalent Noise Level (L_{eq}).

Community Noise Equivalent Level. CNEL is an average sound level during a 24-hour period. CNEL is a noise measurement scale, which accounts for noise source, distance, single event duration, single event occurrence, frequency, and time of day. Human reaction to sound between 7:00 p.m. and 10:00 p.m. is as if the sound were actually 5 dBA higher than if it occurred from 7:00 a.m. to 7:00 p.m. From 10:00 p.m. to 7:00 a.m., humans perceive sound as if it were 10 dBA higher due to the lower background level. Hence, the CNEL is obtained by adding an additional 5 dBA to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and 10 dBA to sound levels in the night from 10:00 p.m. to 7:00 a.m. Because CNEL accounts for human sensitivity to sound, the CNEL 24-hour figure is always a higher number than the actual 24-hour average.

Equivalent Noise Level. L_{eq} is the average noise level on an energy basis for any specific time period. The L_{eq} for one hour is the energy average noise level during the hour. The average noise level is based on the energy content (acoustic energy) of the sound. L_{eq} can be thought of as the level of a continuous noise which has the same energy content as the fluctuating noise level. The equivalent noise level is expressed in units of dBA.

Effects of Noise. Noise is generally defined as unwanted sound. The degree to which noise can impact the human environment range from levels that interfere with speech and sleep (annoyance and nuisance) to levels that cause adverse health effects (hearing loss and psychological effects). Human response to noise is subjective and can vary greatly from person to person. Factors that influence individual response include the intensity, frequency, and pattern of noise, the amount of background noise present before the intruding noise, and the nature of work or human activity that is exposed to the noise source.

Audible Noise Changes. Studies have shown that the smallest perceptible change in sound level for a person with normal hearing sensitivity is approximately 3 dBA. A change of at least 5 dBA would be noticeable and would likely evoke a community reaction. A 10-dBA increase is subjectively heard as a doubling in loudness and would cause a community response.

Noise levels decrease as the distance from the noise source to the receiver increases. Noise generated by a stationary noise source, or “point source,” will decrease by approximately 6 dBA over hard surfaces (e.g., reflective surfaces such as parking lots or smooth bodies of water) and 7.5 dBA over soft surfaces (e.g., absorptive surfaces such as soft dirt, grass, or scattered bushes and trees) for each doubling of the distance. For example, if a noise source produces a noise level of 89 dBA at a reference distance of 50 feet, then the noise level would be 83 dBA at a distance of 100 feet from the noise source, 77 dBA at a distance of 200 feet, and so on. Noise generated by a mobile source will decrease by approximately 3 dBA over hard surfaces and 4.8 dBA over soft surfaces for each doubling of the distance.

Chaminade College Preparatory, High School Campus
Proposed Modified and New Conditions in Response to WHNC Comments
Case Nos. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, CPC-2023-1254-VZC-HD-ZAD-ZAA

Note: ~~Strikethrough text~~ is proposed to be deleted and **bolded underlined text** is proposed to be added.

1. ZONE CHANGE ON NORTH CAMPUS

New “Q” Qualified Condition on North Campus:

- **Use. Uses shall be limited to school uses for Grade K-12 and uses accessory to or associated with the school, such as athletic and parking facilities as shown on and in substantial conformance with the plans (“Exhibit A”) and the Conditions of Approval associated with this Case. No residential or hotel uses are permitted.**

New “D” Development Limitation on North Campus:

- **Height of Buildings and Structures. No building, fence or structure shall exceed 45 feet in height, except for the athletic field and pool facility lights which shall not exceed 90 feet in height, in substantial conformance with the plans (“Exhibit A”).**

2. SETBACKS ON NORTH CAMPUS

New “Q” Qualified Condition on North Campus:

- **Setbacks on North Campus. No new buildings or structures may be located within 15 feet of the northern property line, except for the following as shown on the plans (“Exhibit A”):**
 - 10-foot-tall perimeter fence, with a minimum setback of approximately 1-foot, 4 inches;**
 - 40-foot-tall poles and netting, with a minimum setback of approximately 2 feet, 10 inches;**
 - 22-foot-tall to 25-foot-tall parking lot lights, with minimum setbacks of approximately 3 feet, 4 inches and 6 feet-6 inches, respectively;**
 - A 26-foot-tall score board, with a minimum setback of approximately 6 feet, 8 inches;**
 - 70-foot-tall stadium lights, with a minimum setback of 8 feet, 4 inches;**
and
 - 8-foot-tall bull pen, with a minimum setback of 10 feet.**

New “Q” Qualified Condition on North Campus:

- **Along the Woodlake Avenue frontage, pool lights shall be set back a minimum of 12 inches from the property line.**

3. RENTAL OR LEASE OF FACILITIES

Revise Existing Condition 5:

5. Use Restrictions.

- a. Rental or lease of the batting cage facilities or athletic fields located on the school campus is not permitted for any purpose, **except as permitted under Condition 5.e.** Rental or lease of other on-site facilities is limited to activities solely to the general educational purpose of the institution. [The term "rental of the facilities" is not dependent upon the payment of a fee].
- b. Parking on-site shall not be utilized for events or uses occurring at off-site locations, unless the off-site event occurs on a weekend, in the summer, and does not coincide with a Special Event at the school.
- c. Filming exclusively for commercial purposes and without active student participation, shall be prohibited on the property. All filming shall be limited between the hours of 8:00 a.m. to 8 p.m., Monday through Friday. The use of artificial light is prohibited.
- d. No incidental gaming activities as defined in Section 12.21-A,13, shall be permitted on the site.
- e. **North Campus Only: The rental or lease of the athletic and parking facilities, and associated structures, for non-Chaminade activities are restricted to the following:**

Athletic Fields. Use by community-based organizations shall be limited to 36 days, Monday through Saturday, from 8 a.m. to 6 p.m. Use is not permitted on Sundays and national holidays. The rental or lease of the batting cages is not permitted at any time.

Aquatic Complex/Pool. Use by community-based organizations, which shall travel to and from the North Campus by bus, shall be limited to daylight hours only, and to end no later than 7:00 p.m., Monday through Friday, and no later than 5:00 p.m. on Saturdays, with no use of outdoor lighting other than low-level security lighting. For community member swim activities, use hours shall be limited to

Monday-Saturday, 8:00 a.m. to 6:00 p.m. Use is not permitted on Sundays and national holidays. A lifeguard must be on duty any time the pool is in use.

For purposes of the above conditions, “community-based organization” shall mean any educational or athletic institution, group or league. “Daylight hours” shall mean hours illuminated by the natural light of day, or from dawn to dusk, year-round, but further limited by the times noted herein.

4. HOURS OF OPERATION

Revise Existing Condition 6:

6. Hours of Operation Shall Observe the Following Limitations, **unless otherwise permitted elsewhere in the conditions.**
 - a. For daytime classroom instruction: 6:30 a.m. to 6 p.m., Monday through Friday. Evening classes, occurring no more than four times weekly is to conclude by 10:00 p.m. Saturday classroom instruction is limited to the hours of 8:00 a.m. to 6:00 p.m. No classroom instruction is permitted on Sunday.
 - b. For gymnasium use: 6:30 a.m. to 10:00 p.m., Monday through Friday; 8:30 a.m. to 10:00 p.m. on Saturday; and 8:30 a.m. to 8:00 p.m. on Sunday. No Saturday game or practice session shall begin prior to 8:30 a.m. No congregating on the school site for the purpose of these activities shall occur prior to 8:30 a.m. on Saturdays and Sundays. An instructor or school staff member shall be present at the subject site at least one half hour prior to the designated start times to monitor student activities/arrivals to assure that noise impacts on the adjacent neighbors are minimized.
 - c. For Athletic Field/Stadium use: **Main Campus:** Shall have hours of 7:00 a.m. to 10:00 p.m., Monday through Friday; Saturday use is limited to 8:00 a.m. to 9 p.m., and; 9:00 a.m. to 8:00 p.m. on Sunday. No more than 15 Sundays per year will be allowed. **North Campus: Shall have the same hours as the Main Campus, except the end time shall be 9:00 p.m. (instead of 10:00 p.m.) on Monday through Friday, with an exception for overtime/extra inning play. Both Campuses:** Athletic use is not permitted on national holidays. No congregating on the site for the purpose of these activities shall occur before the permitted hours. An instructor/school staff member shall be present at the subject site at least one-half hour prior to the designated start times to monitor student activities/arrivals to assure that noise impacts on the adjacent neighbors are minimized.

- d. For Aquatic Complex/Pool use: Shall have hours of 8:00 a.m. to 8:00 p.m., Monday through Friday. Saturday use is limited to 10 a.m. to 7 p.m. Athletic use is not permitted on Sundays or national holidays.
- e. Batting Cages. The batting cages shall be restricted to the sole use of Chaminade students and staff. **Main Campus:** ~~No use of the cages shall occur between 8:00 p.m. and 8:00 a.m., the following day~~ **(Shall be limited to 8:00 a.m. to 8:00 p.m., Monday through Saturday).** **North Campus:** **Shall be limited to 9:00 a.m. to 7:00 p.m., Monday through Saturday.** **Both Campuses:** No use of the batting cages ~~is~~ **is** permitted on Sundays and national holidays.
- f. Teacher preparations, normal school maintenance, parent conferences with teachers, school board meetings and similar customary school activities cumulatively limited to 451 vehicles on the property at one time, **consistent with the minimum parking required per the Conditional Use under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR, or limited to 501 vehicles on the property at one time upon full buildout of the Project approved pursuant Case Nos. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and CPC-2023-1254-VZC-HD-ZAD-ZAA,** may extend beyond the hours set forth above.
- g. Motorized sweeping of the parking lots and driveways and motorized landscape maintenance shall occur only between the hours of 8 a.m. and 6 p.m., Monday through Saturday.

5. SETBACKS ON MAIN CAMPUS

Revise Existing Condition 8:

- 8. **Setbacks on Main Campus.** With the exception of **existing structures to remain as of date of this approval, including** the **existing** ~~proposed~~ 36-foot tall fence for the baseball/**softball** field, all new structures abutting a single-family residence shall be located at a minimum distance of 35 feet from the property line.

6. MARCHING BAND HOURS

Revise Existing Condition 11:

- 11. Marching Band practices **held outdoors** shall be limited to **the Main Campus with** the following locations and hours:

- a. Evening Practice Sessions. A maximum of 1 weekday night per week in the outdoor stadium, between the hours of ~~6:30 p.m.~~ **6:00 p.m.** and 9:00 p.m., **and 1 weeknight per week, between the hours of 6:00 pm. and 8:00 p.m.**, to be completed with the lights turned out and the stadium vacated no later than the required end time ~~9:00 p.m.~~ Students leaving the campus after ~~9:00 p.m.~~ shall be instructed that no playing of instruments shall occur after the end of the session; this shall be strictly enforced by the school administration. The instructor or school staff shall monitor student activities and departures to ensure that noise impacts on adjacent neighbors are minimized.
- b. ~~Morning~~ **Daytime** Practice Sessions. In addition to the ~~one~~ **two weeknights permitted** as per **Condition 11.a.** above, a maximum of 3 working weekdays (Monday through Friday) per week, **not to exceed 2 consecutive hours per day**, between the hours of ~~7:50 a.m. and ending by 9:30 a.m.~~ **8:00 a.m. and 3:00 p.m. shall be permitted.**
- c. **Band Camp:** An exception is made for no more than two weeks in the summer when a marching band camp is held, **allowed between the hours of 8:00 a.m. and 8:00 p.m., with a maximum of 4 hours per day for the outdoor playing of instruments (the 4 hours of outdoor playing of instruments need not be consecutive).**
- d. In all instances **stated in Conditions 11.b. and 11.c. above**, all students shall refrain from congregating at the practice site prior to 7:30 a.m. and after ~~9:30 a.m. during the school year and between 7:30 a.m. and after noon during the two-week band camp~~ **the required end time**, to minimize noise impacts on adjacent neighbors. An instructor/school staff member shall be present at the subject location by 7:30 a.m. to monitor student activities and arrivals to ensure that noise impacts on adjacent neighbors are minimized. No instruments shall be played (including tuning, or "warming up") prior to the ~~7:50~~ **8:00** a.m. start time.
- e. ~~e.~~ Saturday Sessions. A cumulative total of five Saturday marching band "warm up" sessions, immediately prior to participation at athletic competitions, shall be permitted during the school year, with hours expressly limited to starting after 8:45 a.m. and ending before 5:00 p.m.

7. ON-SITE PARKING

Revise Existing Condition 15:

15. Parking.

- a. At least 451 permanent, striped parking spaces shall be provided on the site at all times **consistent with the Conditional Use under Case No. CPC-2009-**

1477-CU-ZV-ZAA-SPR. Upon full buildout of the Project approved pursuant Case Nos. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and CPC-2023-1254-VZC-HD-ZAD-ZAA, at least 501 permanent, striped parking spaces shall be provided on-site between the Main Campus and North Campus, consistent with Exhibit A. ~~In conjunction with the construction of the aquatic complex, 24 new parking spaces will be constructed as shown on the plans (Exhibit B).~~

- b. The school shall inform parents, students, faculty and staff in writing on an annual basis of all rules regulating school traffic and parking. A copy shall be mailed to the City Planning Department at the same time. The school shall maintain a progressive disciplinary system of enforcement of the involved student(s) from school. The school administration shall maintain a list of license plate numbers of all staff and students permitted to park on campus and shall issue a parking tag to all families to be used when parents visit the school site.
- c. Except during special events, all faculty, administrators, other employees and visitors shall be instructed by persons acting on behalf of the school to park on-site at designated locations.
- d. Special Event Parking
 - (1) If a special event at the property is expected to attract more than 451 vehicles, **or more than 501 vehicles after full buildout of the Project approved pursuant to Case Nos. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and CPC-2023-1254-VZC-HD-ZAD-ZAA,** then off-site parking for vehicles in excess of the 451st vehicle **(or in excess of the 501st vehicle after full Project buildout)** shall be provided at the West Hills Hospital (located at 7300 Medical Center Drive) and/or other locations which the school may secure, to the satisfaction of the City Planning Department. Those persons attending the event shall be instructed to park in such off-site parking locations (unless playing field parking is allowed on the campus). Note: In the event that the school secures another off-site parking facility in lieu of the existing site, the applicant must notify the City Planning Department, the West Hills Neighborhood Council, the Council Office, and residents within a 500-foot radius, in writing at least 90 days in advance.
 - (2) A free shuttle bus system shall be used between the off-site parking area(s) and the subject property. Shuttle vehicles shall be of a number and carrying capacity to facilitate the transport of persons to and from the property expeditiously. The use of temporary signage will be used to inform parents, students and visitors to park within the designated off-site area(s) and to use the shuttle system. Note: Text-only temporary signs are permitted for use during the day of the special event, and will be posted and removed at least one half hour prior to the event and removed one half hour after the conclusion of the event.
- e. Construction Parking. In the event that construction staging takes place within the parking areas, and if at least 20 spaces are encumbered for construction

purposes, Chaminade shall provide an equal number of temporary off-site parking spaces at a secondary site. Off-site parking will not be permitted along adjacent streets. If the secondary site is not immediately adjacent to the campus, a shuttle shall be provided to transport students, staff, and visitors to and from the school.

f. For all games, competitions and swim meets on the North Campus:

- (1) All Chaminade students, faculty and staff shall be directed to park on the Main Campus.**
- (2) In advance of each game day, written notice shall be provided to all visiting teams to indicate that vehicles must park on campus (either on the North Campus or across the street on the Main Campus), and that street parking on Keswick Street and other residential streets is not permitted.**
- (3) A permanent sign shall be placed or posted at each driveway entry along Saticoy Street and Woodlake Avenue serving the North Campus, directing attendees to park on the North Campus or across the street on the Main Campus, and indicating that parking is not permitted on Keswick Street, Saticoy Street, Woodlake Avenue or other streets.**

8. UPDATED TRAFFIC MANAGEMENT PLAN

Revise Existing Condition 16:

16. Traffic Management Program. The school shall implement a ~~the updated~~ Traffic Management Program, **dated May 4, 2023**, to encourage carpooling amongst parents and students, bicycling, **the use of school buses**, and the use of public transit to reduce vehicular trips to school, **and to improve the efficiency of the drop-off and pick-up operations and help minimize any disruptions to non-school traffic flow in the vicinity of the school.** A copy of which ~~the updated Traffic Management Program~~ shall be provided to the Department of City Planning and the Council Office prior to the issuance of a **new** certificate of occupancy. A copy shall also be ~~posted~~ **available** on-site **in the Facilities Office**, **posted** online, sent by email, or regular mail to staff, students, and parents. Components of such efforts shall include:

- a. Appointing adult traffic monitors for the program, distribution of literature explaining the program, and maintaining a system to encourage and enable parents to form and participate in carpools.
- b. For each day that school is in session and for special events, parking monitors shall be required to be posted at each vehicular access driveway in order to direct traffic and minimize queuing of school visitor, student, and

staff vehicles on adjacent residential streets, from blocking **the** public right-of-ways, private driveways, or otherwise adversely affecting traffic circulation for residents. Likewise, they will discourage excessive noise from car horns, car radios, car alarms and loud voices, and to maintain smooth ingress to and egress from the parking areas.

- c. Traffic monitors shall be at the school for: (1) 30 minutes prior to the start of school through such time at which the gates are to be closed or have a security guard stationed at the gates; (2) One-half hour prior to the end of school through such time at which the primary gates are to be closed or guarded, and; (3) One hour prior to the beginning of special events through such time at which the primary gates to the campus are to be closed or guarded.
- d. Once parking has reached capacity, traffic monitors shall direct traffic away from residential streets, and utilize cones and temporary signage wherever necessary, to re-direct traffic, discourage spillover traffic and parking on adjacent residential streets, and to direct drivers to the secondary parking area (West Hills Hospital), where the free shuttle will transport visitors back to the school. Note: In the event that the school secures another off-site parking facility in lieu of the existing site, the applicant must notify the City Planning Department, the West Hills Neighborhood Council, the Council Office, and residents within a 500-foot radius, in writing at least 90 days in advance.
- e. Provide a safe and secure area for bicycle parking.

f. There shall be no school drop-off or pick-up on the North Campus.

9. SAFETY AND SECURITY MONITORING

Existing Conditions to remain (for reference only):

- 21. A minimum of four state-licensed security guards shall provide security on football game nights with at least two officers assigned to patrol the adjacent residential neighborhoods with an emphasis on those residential streets nearest to the school. The officers shall be present one hour before game time and shall patrol the defined area until the campus is cleared of game participants and spectators and the campus gates are closed.
- 22. A security plan shall be developed in consultation with the Police Department, outlining security features of each new structure to prior to the issuance of a certificate of occupancy for each new structure. In addition, the property owner shall provide to the Topanga Commanding Officer a diagram of the site indicating access routes and any additional information that might facilitate

police response. The applicant shall submit evidence of compliance to the City Planning Department.

23. The property shall be internally secured when not in use.

New Condition on North Campus:

- **Security on North Campus.**
 - a. All driveway gates shall be closed 15 minutes after the morning bell rings and opened 15 minutes before the dismissal bell rings.**
 - b. A security guard or school employee shall be posted at or near the Saticoy Street driveways to monitor student arrival and departure during regular school days when the North Campus gate(s) are open, to ensure use of the pedestrian bridge and control street-level crossing.**
 - c. There shall be a 24/7 security camera monitoring and burglar alarm system.**

10. LIGHTS

Revised Existing Conditions 24 and 25 to apply to both campuses:

24. All lighting shall be directed onto the site. Floodlighting shall be designed and installed to preclude glare to adjoining and adjacent properties. Outdoor lighting shall be designed and installed with shielding such that the light source cannot be seen **is directed on-site, away** from adjacent properties.
25. **Main Campus:** The athletic field lights shall be turned off no later than 11:00 p.m. on contest nights, and no later than 9:00 p.m. on practice nights. **North Campus: The athletic facility lights shall be turned off no later than 9:00 p.m. on practice and contest nights, with an exception for overtime/extra inning play. Both Campuses:** On nights when the field is not in use, only low-level security lighting shall be ~~allowed~~ **permitted**.

11. NOISE

Existing Condition 26 – To remain as written and apply to both campuses, with proposed new Conditions 26.g. and 26.h for North Campus:

26. Noise Mitigation.

- a. An outdoor public address system shall be utilized for emergency purposes, special announcements, and sporting events only. The use of the outdoor public address system shall not be used after 6:00 p.m., unless to notify students, staff, and visitors of emergency purposes, or during sporting events occurring after 6:00 p.m.
- b. The existing solid masonry walls at the adjoining property lines, where the school abuts a residence, shall be maintained at the site.
- c. Except where designated elsewhere in this determination (special events, marching band practice, etc.), amplified music or loud non-amplified music is not permitted outside.
- d. The gymnasium shall contain no operable windows. No doors shall be oriented to the adjacent residences, unless where required by law.
- e. Compressors and other equipment which may introduce noise impacts beyond any property line shall be enclosed or otherwise attenuated so as to be inaudible off-site.
- f. No exterior bells are permitted outside the hours of daytime classroom instruction detailed under Condition No. 6(a). No exterior bells are permitted on Saturdays or Sundays.
- g. Noise levels including, but not limited to, activities such as the use of outdoor public address system or speakers and announcements during sporting events, use of batting cages, and other activities will be subject to the local noise ordinance. All amplified noise must comply with LAMC Section 112.01, referenced below.**

**SEC. 112.01. RADIOS, TELEVISION SETS, AND SIMILAR DEVICES.
(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

- (a) It shall be unlawful for any person within any zone of the City to use or operate any radio, musical instrument, phonograph, television receiver, or other machine or device for the producing, reproducing or amplification of the human voice, music, or any other sound, in such a manner, as to disturb the peace, quiet, and comfort of neighbor occupants or any reasonable person residing or working in the area.**
- (b) Any noise level caused by such use or operation which is audible to the human ear at a distance in excess of 150 feet from the property line of the noise source, within any residential zone of the City or within 500 feet thereof, shall be a violation of the provisions of this section.**

- (c) **Any noise level caused by such use or operation which exceeds the ambient noise level on the premises of any other occupied property, or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, by more than five (5) decibels shall be a violation of the provisions of this section.**

h. Batting cages on the North Campus shall incorporate noise baffling measures.

New Mitigation Measure for North Campus:

- **Amplified sound systems for the Project's baseball field/bleachers and outdoor aquatics facility/bleachers shall be acoustically engineered with the following design and performance standards:**
 - **Amplified sound levels, as measured at the northern property line of the North Campus, shall not exceed 50 dBA.**
 - **Amplified sound systems shall not be operated outside the operational hours established for the North Campus facilities.**
 - **Speakers shall be directional and oriented away from the northern property line of the North Campus.**
 - **Non-Chaminade users of the facilities shall not be permitted to utilize amplified sound systems.**

12. COMPLAINT LOG

Existing Condition 27 – To remain as written:

27. Complaint Log. The school shall maintain a complaint log associated with any concerns, written or verbal, expressed to the school by area residents, staff, students, or visitors regarding the operation of the school. The complaint log shall be made available to the Director of Planning in conjunction with the review of conditions set forth under Condition No. 28. The school administration shall make the complaint log available for review by any member of the public.

13. CONSTRUCTION ACTIVITIES

Existing Condition 35 to remain and apply to both campuses:

35. Posting of Construction Activities. The adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for inquiring about the construction process and to register complaints.

IMPORTANT NOTE: *It should be noted that LA City Planning may adjust the above proposed language, as deemed necessary for consistency with department policies and procedures for condition language. In addition, it is expected that LA City Planning will further modify the language in other existing conditions of approval, and impose additional conditions of approval, for consistency with the current campus plan, the changes for the proposed campus plan, and the pending City Planning application.*

Exhibit I: Guidelines for Noise Compatible Land Use

(Based on the Governor's Office of Planning and Research, "General Plan Guidelines", 1990. To help guide determination of appropriate land use and mitigation measures vis-a-vis existing or anticipated ambient noise levels)

Land Use Category	Day-Night Average Exterior Sound Level (CNEL dB)						
	50	55	60	65	70	75	80
Residential Single Family, Duplex, Mobile Home	A	C	C	C	N	U	U
Residential Multi-Family	A	A	C	C	N	U	U
Transient Lodging, Motel, Hotel	A	A	C	C	N	U	U
School, Library, Church, Hospital, Nursing Home	A	A	C	C	N	N	U
Auditorium, Concert Hall, Ampitheater	C	C	C	C/N	U	U	U
Sports Arena, Outdoor Spectator Sports	C	C	C	C	C/U	U	U
Playground, Neighborhood Park	A	A	A	A/N	N	N/U	U
Golf Course, Riding Stable, Water Recreation, Cemetery	A	A	A	A	N	A/N	U
Office Building, Business, Commercial, Professional	A	A	A	A/C	C	C/N	N
Agriculture, Industrial, Manufacturing, Utilities	A	A	A	A	A/C	C/N	N

A = Normally acceptable. Specified land use is satisfactory, based upon assumption buildings involved are conventional construction, without any special noise insulation.

C = Conditionally acceptable. New construction or development only after a detailed analysis of noise mitigation is made and needed noise insulation features are included in project design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning normally will suffice.

N = Normally unacceptable. New construction or development generally should be discouraged. A detailed analysis of noise reduction requirements must be made and noise insulation features included in the design of a project.

U = Clearly unacceptable. New construction or development generally should not be undertaken.

Exhibit H: Common Noise Levels

(Caltrans Noise Manual, California Department of Transportation, March 1980)

Noise Level (dBA)	Common Indoor Noise Levels	Common Outdoor Noise Levels
110	Rock Band	
100	Inside Subway Train	Jet Flyover @ 1,000 feet Gas Lawn Mower @ 3 feet Diesel Truck @ 50 feet
90	Food Blender @ 3 feet Garbage Disposal @ 3 feet	Noisy Urban Daytime
80	Shouting @ 3 feet	
70	Vacuum Cleaner @ 10 feet	Gas Lawn Mower @ 100 feet
60	Normal Speech @ 3 feet Large Business Office	Commercial Area Heavy Traffic @ 300 feet
50	Dishwasher next room	Quiet Urban Daytime
40	Small Theater/Conference Room (background)	Quiet Urban Nighttime Quiet Suburban Nighttime
30	Library	
20	Bedroom at Night Concert Hall (background) Broadcast & Recording Studio	Quiet Rural Nighttime
10		
0	Threshold of Hearing	