



# West Hills Neighborhood Council

"It's our neighborhood.  
Let's build a community."

February 7, 2024

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Faye Barta, J.D.

*Vice President*

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Carolyn Greenwood

*Treasurer*

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*Controller*

Mr. Robert Webb, President  
Chaminade College Preparatory  
7500 Chaminade Avenue  
West Hills, CA 91304

**Re: Expansion/Development for New Campus -Corner of Woodland & Saticoy Street  
Updating Facilities at Current High School Campus – 7500 Chaminade Avenue  
CASE NO. CPC-2023-1254-VZC-HD-ZAD-ZAA**

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Dear Mr. Webb:

We would like to thank you and your staff who attended the January 16 meeting at Council District 12 office along with Brad Rosenheim, his staff and representative West Hills stakeholders to address some of the project concerns and recommendations in our letter of September 21, 2023.

Last week the West Hills Neighborhood Council (WHNC) Zoning & Planning Sub-Committee met again regarding the proposed Chaminade expansion/development and agreed upon numerous issues that we have concluded are necessary to preserve the unique character of our community. The following list is considered top priority to be addressed first. Further discussions will address other identified issues.

### **Issue Number 1 -Zone Changes**

- Applicant Chaminade College Preparatory requested a zone change to C2-1 with R4 for the North Campus
- WHNC Zoning & Planning Committee supports zone change to C1-1VL-CUP a along with covenant agreement and variances; all conditions from the South campus to be applied to the North campus.

### **Issue Number 2 - Athletic Field/Aquatic Center\***

- Ballfield-location change; request for 15-foot setback same as main campus
- Score board -location change; request luminescence information
- Games -request attendance numbers and how often games are scheduled

## PAST PRESIDENTS

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- PA system- request noise level in decibels and how often the PA system is used during games
- Two Batting cages -request location change, noise level in decibels, how often and when they will be used
- Light poles- request increased setback from neighboring properties and reduced height
- Marching band-request clarification on number of year-round days and practice/ use hours
- Pool/Aquatic Center- request complete enclosure in a building for noise reduction and safety purposes; there should be a 15-foot setback for this building

\*We are requesting detailed plans for the ballfield, bleachers, score board, batting cages, lights, etc.

**Issue Number 3 – Traffic Management**

- Re-address traffic plans during mornings, afternoons and evenings, including game days, to help mitigate resident concerns.
- Reduce/eliminate Chaminade parking on residential streets surrounding both North and South Campuses.

**Issue Number 4-Complaint Line**

- Immediately active dedicated 24-hr complaint line with visibility of phone number on Chaminade website; logging of all complaints on call reports to be sent to WHNC at the end of each month for community oversight; Complaint Line Procedures document to be delivered to WHNC no later than February 13, 2024

We look forward to continuing discussions at the next meeting at the Council District 12 office on Tuesday, February 13 at 2:00pm. If you have any questions, please do not hesitate to contact us.

Respectfully Submitted,

*Bill Rose*

Bill Rose, Co-Chair  
Zoning & Planning Committee

*Charlene Rothstein*

Charlene Rothstein, Co-Chair  
Zoning & Planning Committee

cc: Councilmember John Lee, Council District 12  
Hannah Lee, Chief of Staff, Council District 12  
Dan Rosales, Planning Director, Council District 12

Janet Koller, Chaminade College Preparatory, VP Finance & Operations  
Chris Landon, Chaminade College Preparatory, Director of Facilities

Brad M. Rosenheim, Esq, President, CEO, Rosenheim & Associates Inc.  
Jessica Pakdaman, Project Manager, Rosenheim & Associates Inc.

Trevor Martin, L.A. City Planning  
Claudia Rodriguez, City Planner  
Vicente Cordero, LADOT