



West Hills Neighborhood Council

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

April 19, 2024

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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

Dear Mr. Webb:

Recently the West Hills Neighborhood Council (WHNC) Zoning & Planning Sub-Committee had two additional sessions with stakeholders to further discuss the proposed Chaminade expansion/development. Please see the following issues that the we feel will help preserve the unique character of our community.

- Request to ADD that residents and WHNC will be informed immediately of all environmental hazards and potential health exposures currently known or exposed throughout the project's development and lifespan.

Zone Change

- Request Covenant Agreement with Chaminade with no variances be incorporated as a requirement in the same filings with the L.A. City Planning Department.

Noise & Setbacks

- Request to ADD objections to all noise levels will be resolved to neighbors' satisfaction.
- Request to ADD increase the number of trees and planting along walls/fences to reduce noise.
- Request to ADD clarification of barrier fencing and wall materials to reduce noise.
- Request to ADD installation of soundproofing walls to reduce noise heard by residents on northern property line separating North Campus from homes; walls to provide STC ratings of 45-55 when surface is sealed.
- Request to ADD to setbacks list, the minimum setback for pool lights.
- Request to ADD all lights when not in use are low level and DarkSky compliant.

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- Request to RECEIVE report on noise baffling measures for batting cages from Chaminade's noise consultant with changes as necessary for further noise reduction.
- Request to ADD sound-absorbing materials to pool building to reduce noise emanating from inside of building to outside environment.
- Request to ADD that noise levels will not exceed local ordinances and laws.
- Request to ADD definition of low decibel levels for outdoor public address system during special announcements and sporting events.
- Request to ADD definition of where and when designated amplified music is permitted.
- Request to ADD information if sound system is planned for Aquatic Center
- Request MOVING scoreboard to reduce invasive visual image experienced by residents. Chaminade to inform WHNC after discussions with sign company.

Rental or Lease of Facilities/Use Restrictions

- Request to ADD definition of North Campus users (all inclusive) including community members, other Chaminade schools, organizations, etc.
- Request to ADD maximum use of three (3) days per month for the pool.
- Request to ADD schedule of monthly pool swim use, with set hours, and number of days during the week and weekends.
- Request to ADD definition of daylight hours for the pool taking into account seasonal adjustments.
- Request to ADD a limit use of three (3) days per year for the Athletic Fields by community-based members and associated athletic organizations.

Hours of Operation

- Request TO CHANGE hours for Aquatic Complex/Pool use: to: "8:00am to 7:00pm..."
- Request to RECEIVE proposed pool use schedule with set hours and number of days by month from Chaminade.
- Request to RECEIVE schedule defining when ball games will be played, i.e., number of games played during week, weekends and approximate duration of games per month.

Complaints

- Request to ADD Chaminade will respond to noise /parking complaints within 48 hours from residents generated from the Athletic/Pool facilities, and during construction, i.e., trucks and equipment transporting dust, dirt, building materials, debris, any and all activities that negatively impact homes or prohibit or impede access to neighborhood streets.
- Request to ADD that residents' complaints will be logged along with complaint resolutions daily.
- Request to ADD logged complaints and complaint resolutions emailed to Charlene Rothstein, President, WHNC, weekly on Mondays.
- Request to ADD on Chaminade's website visible information including contact information for assigned Chaminade staff member handling complaints, how to file complaints by phone calls, by email or by using a dedicated online fillable complaint submission form.

Construction

- Request to ADD residents will receive information for the Main Campus, bridge (streets closures, e.g. Saticoy) and North Campus by postal mail as well as be available on Chaminade website the dates of project throughout the development stages from beginning to completion, along with construction routes and notices containing days/hours of construction (weekdays and weekends).

Parking

- Request to ADD information on how violations for parking infractions will be handled, and preventative measures taken, i.e., Chaminade hires patrolling streets, notes/flyers on cars, sawhorses blocking entrances to residential streets, etc.

Traffic Management Plan

- Request to ADD further discussions and resolutions that the Board of WHNC and the Streets & Transportation Committee partner with Chaminade and CD12 to propose a solution on the dangerous intersection and traffic delays at Woodlake and Saticoy regarding stop signs and installation of traffic lights and sidewalks.

Safety and Security Monitoring

- Request to ADD verification and inform WHNC of compliance with the Topanga Community Police Station and L.A. City Planning during development of security plan.
- Request to ADD arrival and departure times for security guards on North Campus.

We look forward to continuing discussions at the next meeting at the Council District 12 office. 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
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