



CHAMINADE
COLLEGE PREPARATORY

OFFICE OF THE PRESIDENT

June 7, 2024

Ms. Charlene Rothstein
Mr. Bill Rose
West Hills Neighborhood Council
Zoning & Planning Committee
charwhnc@gmail.com
billrose@parkregency.com

Re: Response to WHNC Letter dated April 19, 2024, Chaminade College Preparatory, High School, Proposed North Campus Athletic Facilities
Project Address: 7500 Chaminade Avenue, 23241 Cohasset Street, 23260 Saticoy Street, 23217-23255 Saticoy Street and 7619-7629 Woodlake Avenue, West Hills
Case Nos.: CPC-2023-1254-VZC-HD-ZAD-ZAA, CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, VTT-84101

Dear Ms. Rothstein and Mr. Rose:

Thank you for your comment letter dated April 19, 2024, regarding the athletic facilities proposed by Chaminade College Preparatory on the North Campus property, located across the street from the existing high school campus. Please know that consistent with your goal to preserve the character of the neighborhood surrounding the proposed campus, high on our list of goals and objectives for the new facilities is to operate with the utmost sensitivity and regard to our neighbors while fulfilling the mission of our school. We understand the importance of quality of life and in the continued interest of our neighbors' and their interest. This is evidenced by our hosting of two community open houses prior to submitting our entitlement applications as well as engaging with the West Hills Neighborhood Council (WHNC) Zoning & Planning Committee and Streets & Transportation Committee very early in our planning process. We appreciate the time, effort, and care that you and other members of the Chaminade Subcommittee have put into reviewing Chaminade's proposal and engaging the community to provide comments.

Not to go unnoticed, based on discussions we held with the Chaminade Subcommittee in the office of Councilmember John Lee (Council District Office 12), we scaled back many of the operational aspects that we originally proposed for the North Campus. We established operational restrictions to address the concerns expressed, as relayed in the "Proposed Modified and New Conditions in Response to WHNC Comments" document dated March 7, 2024. Nonetheless, we do acknowledge the additional comments detailed in your April 19, 2024th letter and would like to take

this opportunity to address them and, where possible, agree to the additional changes, as discussed below by topic.

Environmental Hazards and Potential Health Exposures

Regarding your request to be informed immediately of all environmental hazards and potential health exposures currently known for the Project construction and operation, the draft Mitigated Negative Declaration (MND), which is near completion, details proposed remediation, demolition, and construction activities associated with the Project, including any foreseeable environmental hazards and potential health exposures. For example, the draft MND addresses the removal of asbestos and lead based paint during demolition of the existing shopping center. It notes that the Project would comply with existing regulations from OSHA, the US EPA, and the SCAQMD, and addresses mitigation regarding the remediation of impacted soil. For construction, the Project would comply with all applicable regulations governing the use of hazardous materials. It also discloses the hazardous materials which are those typical for a school operation, such as paints, cleaning materials, etc., similar to existing operations, and again would be subject to compliance with applicable statutory regulations regarding the use of such materials. We understand that Los Angeles City Planning will publish the draft MND soon, after which time it will be available for your review.

Zone Change

In response to your request for Chaminade to record a covenant and agreement to agree that no variances will be incorporated in the Los Angeles City Planning application for the North Campus, please know that no variances are currently requested, and we have no plans to incorporate such request. There are, however, other requests including Zoning Administrator Determinations to allow for the proposed heights of the structures that are ancillary to the athletic field and facilities, including the scoreboard, netting and netting poles, lights, and the pedestrian bridge. We will notify the WHNC of any changes that might trigger a Variance but at this time none are expected. To address your concern, however, Los Angeles City Planning will require that a covenant and agreement be recorded as a condition of the requested grants, binding the property to the requests approved and the associated conditions of approval. The covenant that the City will require would serve the same purpose as the covenant you are requesting as it will effectively bind the North Campus to the plans and requests submitted, effectively not allowing any other deviations as part of the application that is being considered.

Noise, Lighting & Setbacks

As for the requests for project design and operational features that address noise, lighting and setbacks, we are unable to provide the level of detail requested at this conceptual stage. However, we are committed to considering and implementing additional features, as needed and as required to comply with requirements set forth in the MND, when we are in the construction and operation design phase of the North Campus. In the meantime, we have given careful thought to your concerns and propose the following as conditions which would regulate noise and lighting:

- *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.*
- *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 is directed on-site, away from adjacent properties.*
 - *On the 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 on contest nights. On nights when the athletic facility is not in use, only low-level security lighting shall be permitted.*

At this time, landscaping unfortunately cannot be added on-site along the north side of the athletic field due to limited area to accommodate the necessary field dimension standards. Relocation of the scoreboard anywhere further to the east is unfortunately also not feasible. Due to the positioning of the sun in the afternoon hours and the location of the bleachers serving the athletic field, relocating the scoreboard further to the east would compromise its visibility. However, there is existing mature landscaping on the adjoining home properties to the north as well as an existing masonry block wall along the northern property line which varies in height, but is a minimum of 6-foot tall, with additional fencing on top. The wall and fences will remain, which will provide both visual screening and achieve the desire for additional sound attenuation. The proposed 10-foot-tall wrought iron security fence will be constructed in front of the existing wall to remain. In addition, the 19-foot-tall pool house proposed between the proposed pool and parking lot fronting on Woodlake Avenue provides sound attenuation. As such, adding a soundproof wall along the north property line would not be effective in further reducing noise levels. However, if abutting neighbors to the north have concerns, they are welcome

to contract Chaminade and we would be happy to address possible additional landscaping measures with them. In the meantime, as we understand that the main concern is amplified noise, we will propose the following mitigation measure.

- *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.*

To further address noise concerns, we have also in good faith volunteered to restrict the use of the batting cages for Chaminade only. We also volunteered to reduce the batting cage hours by two hours on the North Campus, to be limited to 9:00 a.m. to 7:00 p.m., Monday through Saturday, instead of 8:00 a.m. to 8:00 p.m. as originally proposed consistent with the CUP conditions of approval currently on the Main Campus. We are also exploring noise baffling measures for the batting cages, such as sound-limiting acoustic fencing and/or other appropriate features. Should any noise complaints be raised by neighbors after operations begin on the North Campus, Chaminade will work on resolving them as quickly as possible. We encourage all complaints to be placed on our 24-hour Complaint Line: (818) 588-4CCP (4227).

Regarding minimum setbacks for the pool lights along the Woodlake Avenue frontage, in response to your request, we agree to propose the following as a condition of approval:

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

Rental or Lease of Facilities/Use Restrictions

In response to the request for additional details about the proposed outside use of the North Campus, please know this is an aspect in our proposal which, if approved by Los Angeles City Planning, we feel would benefit the community, not only in response to interest expressed by some community residents to open campus facilities to the community, but due to the lack of outdoor pools available in the West Valley. With that, we previously scaled back the hours and imposed restrictions, in an effort to be sensitive to concerns shared by neighbors. For example, we reduced the originally proposed hours for outside use of the aquatic complex/pool and we volunteered to require outside organizations, such as local schools and youth groups, to arrive and depart by bus only. With your most recent comments in mind, we have further refined our proposal for outside use and offer the following language which we would propose to Los Angeles City Planning for consideration as conditions of approval:

- *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.*

In addition, as reflected in the mitigation measure related to amplified sound, as noted above, Non-Chaminade users of the athletics facilities will not be permitted to utilize amplified sound systems, which we believe further addresses concerns over outside use of the athletic facilities.

Hours of Operation (for Chaminade Use of North Campus)

Thank you for your comments about the hours of operation. For the Aquatic Complex/Pool use, we are proposing to implement the same hours of operation on the North Campus that are established in our current CUP for the existing campus, as follows:

- *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.*

We understand your request is to revise the hours to 8:00 a.m. to 7:00 p.m. In previous years leading to the approval of our current CUP, we agreed to reduce the original pool hours we proposed, resulting in the above-noted hours/condition. Further reducing the operational hours will negatively affect access to our programs, services and activities, and will further limit access to the facilities by outside community organizations, so it is important that we retain the needed flexibility. As for the requested schedule of set hours and days by month for the proposed pool, we are unable to provide this level of detail at this early stage. However, the schedule will be limited to the hours established above and will also be based, in part, on annual league schedules published by California Interscholastic Federation – Southern Section. Additionally, we feel that the noise mitigation pertaining to amplification, as noted above, will address concerns expressed by neighbors.

At this early stage, we are also unable to provide a detailed schedule for the use of the athletic fields, which will also be based in part on annual league schedules published by California Interscholastic Federation – Southern Section. However, after our initial meeting with the WHNC Chaminade Subcommittee, we proposed more restrictive hours of operation than the hours permitted on the existing campus, as follows:

- *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.*

Complaints

We very much appreciate your additional comments and suggestions pertaining to neighbor complaints. As we have shared previously, based on the comments expressed to date, we have implemented a new and improved 24-hour complaint line. The complaint line is posted at the bottom of our website homepage (Chaminade.org), as the **West Hills Neighbor Complaints Line (818) 588-4CCP (4227)**. We previously provided you with information about the complaint line, which was also mailed to our campus neighbors within a 500-foot radius of the existing campus, and shared our compliant line procedures. Complaints are logged and responded to as they are received. Accordingly, we agree to responding to complaints within 48 hours of receiving them, and propose to maintain and apply the following condition:

- *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 upon request.*

Any complaints related to construction, parking, noise and operations can be filed using this same complaint line. We remain committed to working with our neighbors to address any complaints we receive. As per our previous commitment, we would be happy to share the compliant log with the WHNC upon request, but do not agree to weekly or regular reporting.

Construction

Regarding the request that nearby residents be informed about construction activities and routes as they are scheduled to take place on the Main Campus and North Campus, including the

construction of the pedestrian bridge over Saticoy Street, we will adhere to standard noticing requirements for demolition and construction activities as required by the Los Angeles Department of Building and Safety. In addition, as required under our current CUP, a notice of construction activities will be posted on the construction sites as required by Condition No. 35, included below:

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.*

Parking

We understand there is concern over vehicles parking in adjoining residential streets on game days on the North Campus. As we shared previously, the level of attendance and parking needs for baseball games are not nearly as high as they are for football games. As such, the on-campus parking lots (on the Main and North Campuses) will adequately accommodate the parking demands for baseball games. Nevertheless, in an effort to address your concern, we volunteer to post signs at the North Campus driveway entrances along Saticoy Street and Woodlake Avenue, 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 residential streets, per the following proposed (updated) condition:

- *For all games, competitions and swim meets on the North Campus:*
 - *All Chaminade students, faculty and staff shall be directed to park on the Main Campus.*
 - *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.*
 - *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.*

After operations commence on the North Campus and games take place, should any neighbors have complaints related to game attendees parking in the street, we encourage them to reach out to us through our 24-hour Complaint Line so we can make adjustments and consider additional preventative measures accordingly.

Traffic Management Plan

We are happy to hold further discussions with the WHNC Streets & Transportation Committee, in concert with Council District Office 12, about the Woodlake and Saticoy intersection

and concern over traffic speeds. However, as LADOT has expressed, a traffic signal is not warranted at the street intersection, and as our traffic consultant has shared, the 4-way stop signs that currently exist at the intersection slows traffic more than a traffic signal would.

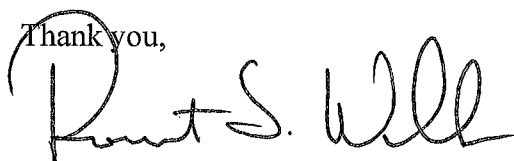
Safety and Security Monitoring

Safety and security plans that detail the arrival and department times of security guards on the school campuses cannot be made public, as this would be absolutely contrary to best security practices. However, a condition of our existing CUP, noted below, requires a security plan in consultation with the Police Department. We expect that this condition or a similar condition will be applied to the new North Campus as part of the currently requested entitlements. As such, Chaminade's agreement to such requirement will be recorded on the North Campus through the covenant and agreement that will be required for the requested entitlements. Evidence of compliance will also need to be provided to Los Angeles City Planning as part of condition clearances. We can provide evidence of compliance with respect to the proposed North Campus at the appropriate time in the future, when requested by the WHNC.

- *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.*

We are hopeful that our responses largely address the concerns you have relayed from stakeholders. Again, we appreciate the thought, time and effort you have put into gathering them and communicating them to us. We look forward to meeting with the WHNC Zoning & Planning Committee again soon, after publication of the draft MND, and answering any additional questions that you may still have.

Thank you,



Robert S. Webb
President
Chaminade College Preparatory

cc. Hannah Lee, Council District 12
Dan Rosales, Council District 12
Heather Bleemers, Los Angeles City Planning
Trevor Martin, Los Angeles City Planning
Vicente Cordero, LADOT