



West Hills Neighborhood Council

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

July 12, 2024

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**RE: Response to Chaminade Preparatory School Expansion
ENV-2023-1255-MND**

This document is in Response to the Mitigated Negative Declaration (MND) released June 13, 2024 for the proposed Chaminade Preparatory School Expansion.

***A Motion was passed unanimously to approve the WHNC Zoning & Planning Committee's Response at the July 9, 2024 meeting.**

WHNC disagrees with the DETERMINATION for issuing an MND signed by Trevor Martin, City Planner, dated 6/07/24:

"I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent."

Note: Document titles in red; WHNC comments in blue

Request to be added to Report for North Campus:

- * Setbacks for structures including pool
- * Request for on-site meetings with Chaminade at proposed North Campus to indicate visually where lights will be placed along wall with neighbors North of project as well as on site at Main Campus to compare pole heights and lighting
- * Marching band hours and restrictions

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ENV-2023-1255-MND

Project Description

3.2.4 Existing Facilities

Pg 18

“The existing high school encompasses approximately 21.03 acres on the Main Campus.....*and a pool.*”

**Although Chaminade was permitted to install a pool on the Main Campus, it was never built.*

3.3.2 New Construction and Campus Changes

Pg 22

“Six modular trailers/classrooms will be temporarily located on the Main Campus during the construction until the new Multistory Building is completed. Parking spaces displaced by these temporary classrooms will be available in the new surface parking lot on the North Campus prior to the installation of the modular trailers.”

**How many parking spots will be moved to the North Campus during construction?*

3.3.5 Vehicle and Bicycle Parking

Pg 32

After construction 501 parking spaces

Main Campus existing 462 stalls; after construction 501 parking stalls

North Campus 101 parking stalls (86 stalls entrance from Saticoy + 15 stalls-pool & Srs- entrance from Woodlake)

Increase of 39 parking spaces

**Still Inadequate parking for all of the events and games with vehicles encroaching into neighborhoods*

3.5 Related Projects

Pg 38

“As stated in the Transportation Assessment prepared for the Project.....no related projects have been identified within one-half mile of the Project Site.”

**Vesting Preliminary Application filed 3/30/2024 for proposed 324-unit apartment building on former Circle S Ranch property, 7556 Woodlake Avenue, West Hills, 91304. The project was not included in the MND and will have a major impact on the Transportation Assessment. The single-family home was demolished and consideration must be made for development of multiple buildings (homes or apartments) resulting in higher densities on this site.*

Project Impacts

Artificial Light

Pg 42

“Ad adverse impact would occur if a project created a substantial new source of artificial light that would adversely affect the surrounding area.....The North Campus portion of the Project will include new lighting standards ranging in height from 70-90 feet “

**Setbacks must be in the MND Report to understand the impact of the pole lights on the homes to the North of the Project. Request for on-site meetings with Chaminade at proposed North Campus to indicate visually where lights will be placed along wall as well as on site at Main Campus to compare pole heights.*

**Refer to 3/07/24 DRAFT for Discussion; Setbacks on North Campus, pg 1.*

III Air Quality

Pg 53

Southern California Association of Governments

“To this end, the 2020-2045 TP/SCS land use pattern continues the trend of focusing new housing and employment in the region’s High Quality Transit Areas (HQTAs) and aims to enhance and build out the region’s transit network.”

**Refer to “ENV-2023-1255-H-1 Transportation Assessment Report, “According to the City of Los Angeles’ Mobility Plan 2035, the project site and its vicinity is not a part of the Transit Enhance Network”.*

City of Los Angeles Policies

Pg 61

“In addition, due to the removal of the existing supermarket and other commercial uses.....the Project would result in a net reduction of 1,355 daily trips. Because of this significant reduction in site-related daily trips, the Project would result in a net decrease in operational emissions as compared to existing site uses.”

**The number of daily trips in this Report is overstated and does not reflect the actual number of trips to the shopping center. Long-time business tenants state that there were closer to 500 trips daily before COVID reduced shopping. The number 1,355 is incorrectly mentioned throughout the Report approximately 30 times.*

Off-Side Operational Noise Sources

Pg 186

“The Project would result in a net-reduction in vehicle trips when compared to existing uses.....”

**The number of daily trips in this Report is overstated and does not reflect the actual number of trips to the shopping center. Long-time business tenants state that there were closer to 500 trips daily before COVID reduced shopping. The number 1,355 is incorrectly mentioned throughout the Report approximately 30 times.*

Construction

On-Site Construction Activities

Pg 187

“The Project may not be fully implemented until 2035, and there is currently no exact sequence of construction activities or phasing.....”

**Without including Start dates and End dates for each phase of construction for the Project, the cumulative impact on noise, air quality/emissions, traffic and transportation cannot be fully realized.*

North Campus – Demolition

Pg 189

“Table XIII-3 shows the estimated noise increases that would result from the Project’s demolition activities on the North Campus.....noise increases at Melba Street Cul-de-Sac Residences and Bobbyboyar Avenue Residences could exceed the 5 dBA Leq threshold of significance for daytime construction activities lasting more than 10 days in a three-month period.....”

**Not acceptable. Request reducing permitted construction hours from 7:00am-9:00pm (Monday-Friday) because of detrimental impact especially to neighborhoods located North of the planned development.*

LAMC Section 112.05 Threshold Analysis

Pg 194-197

**Not acceptable. Request reducing permitted construction hours from 7:00am-9:00pm (Monday-Friday) because of detrimental impact especially to neighborhoods located North of the planned development.*

LAMC Section 112.05 Threshold Analysis

“LAMC establishes a noise limit of 75 dBA Leq for powered equipment...operated within 500 feet of numerous residential-zoned properties.....would apply to the Project’s construction noise levels. Project would not expose nearby residential uses to noise levels in excess of 75 dBA Leq...”

Table XIII-10/Construction Noise Levels-North Campus Construction of Pedestrian Bridge (Mitigated)

23309 Saticoy Street Residence- New Noise Level (dBA Leq): 67.0

Melba Street Cul-deSac Residences-New Noise Level (dBA Leq): 58.7

Bobbyboyar Avenue Cul de Sac Residences – New Noise Level (dBA Leq): 54.4

“As shown, implementation of noise barriers pursuant to Mitigation Measure NOI-1 would ensure that the demolition-related noise increases at these receptors are below the 5 dBA Leq threshold of significance.....”

****Not acceptable. Also refer to “ENV-2023-1255-G-1 Noise Measurement Map”, Equipment Noise Levels, Bore/Drill Rig at 95 ft. Workday Noise Level -dBA Leq. Bore drilling will be substantially noisier than a lawn mower at dBA Leq 80-100. Homes on West side of Saticoy, 23320 and 23314 Saticoy, should be included in the MND Reports. They will also be substantially affected by bridge construction.***

Parking Related Activities

“Further it is worth noting that the existing shopping center on the North Campus is associated with 2,307 daily trips, according to the Project’s transportation study.....This is far greater than the number of vehicles that would utilize the two North Campus parking lots.....This suggests that the parking-related noises associated with the North Campus site would likely decrease with implementation of the Project.”

****Neighbors to the North of the proposed expansion development report that they do not experience noise from vehicles coming and going to the shopping center. The existing building acts as a buffer to noise. Therefore the statement in the Report that noises would be decreased is incorrect. In addition, noises generated by the Project will increase due to crowds attending athletic competitions and students participating in ongoing sport practices, i.e., baseball, soccer and swimming events.***

North Campus Athletics and Aquatic Facilities

Summary of new activities at the North Campus (not including existing school events that would shift from the Main Campus to the North Campus)

****Local community swimming –WHNC understood that a decision to open the pool to the community would probably not be included because of liability issues.***

(North Campus) Batting cage: Monday – Saturday, 7:00am-8:00pm. No use is permitted on Sundays.

****The time is incorrect. The agreed upon time indicated in the 3/07/24 DRAFT is 9:00am to 7:00pm.***

On-Site Operational Noise Mitigation Measures

NOI-3 Amplified sound systems

“LAMC Section 112.01 (b) would prohibit any amplified noises from being audible at a distance greater than 150 feet from the North Campus property line, and compliance with this regulation would necessitate that the project’s amplified noise levels are much lower than the levels predicted by this analysis. Without mitigation, this impact related to athletic operations on the North Campus could be significant”

****Neighbors will contact Chaminade if noise levels are significant enough to disturb them and Chaminade will reduce noise to satisfy their concerns.***

XVII Transportation

Pg 221

**Vesting Preliminary Application filed 3/30/2024 for proposed 324-unit apartment building on former Circle S Ranch property, 7556 Woodlake Avenue, West Hills, 91304. This project was not included in the MND and will have a major impact on the Transportation Assessment. . The single-family home was demolished and consideration must be made for development of multiple buildings (homes or apartments) resulting in higher densities on this site. Would this project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

Pg 222

".....demonstrate that the Project would result in a net decrease of daily vehicle trips when compared to existing conditions. This reduction is the result of demolishing an existing shopping center which is a high trip-generating use and replacing it with athletic and ancillary facilities for a high school."

**The shopping center does not generate high-trip use. The number of miles in this Report is overstated and does not reflect the actual VMT. However, accepted that the number of cars entering and exiting the proposed athletic facility will be less than the existing shopping center.*

ENV-2023-1255-A

Tech Lighting

Pg 14

Conclusion

In conclusion, the proposed sports lighting design does demonstrate an increase in both spill light and maximum intensity in comparison to the existing lighting conditions.

**Setbacks must be included in the MND Report to understand the impact of the pole lights on neighboring homes.*

As an example, In the June 7, 2024 Letter from Robert Webb/Chaminade to Charlene Rothstein/WHNC, page 4, "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." WHNC requests on-site meetings with Chaminade at proposed North Campus to visually indicate where lights will be placed along wall with neighbors as well as on site at Main Campus for comparison of pole height.

ENV-2023-1255-B

Health and Equity Details

Pg 2-3

CalEEMod version 2022 seems to underestimate default horsepower ratings for this equipment."

**Please explain*

"It is worth noting that Sunshine Canyon Landfill, the likeliest destination, is located within 20 miles of the Project site."

**Sunshine Landfill is a Class III landfill and is not permitted to accept hazardous waste under California Law. There may be a possibility that hazardous soil will have to be removed; an alternative landfill for hazardous waste should be listed.*

Pg 27

"A high score (i.e. greater than 50) reflects a higher pollution burden compared to other census tracts in the State.

Drinking Water – 83.1"

**Request more information on water, potable or ground water, etc. and how this might affect usage and /or construction.*

Pg 22 & Pg 50

Activity Data

Operational Mobile Sources

“Shopping Center: 2,307 trips/weekday; VMT weekday 15,622”

*Actual total weekday trips is less than HALF the number used in the data

“High School: 2,953 trips/weekday; VMT/weekday 24,112”

** Pollution Measurements--Does the “school weekday VMT” include that vehicles will travel greater distances from homes to and from Chaminade than current trips made by surrounding neighbors’ homes to the shopping center?*

ENV-2023-1255-F

Environmental Site Assessment

Summary of Findings

Section 9/Additional Hazards

Pg 4

“An additional potential hazard has been identified as the adjacent former gas station/auto repair facility.”

**Request for former gas station/auto repair facility site to be tested every year.*

*L.A. zoning ordinance: If the lot is located 500 ft. or less from any school lot with a Certificate of Occupancy for a one-family dwelling, multiple family dwelling or mixed-use project containing a residential use or an A or R zone, automotive repair is prohibited unless approved pursuant to the provision of Section 12.24W. *Provide Conditional Use Permit.*

5.2 User-Provided Information

Pg 10

“Price will likely be lowered due to soil contamination on the property.”

**See comments ENV-2023-1255-B*

Health and Equity Details

**Sunshine Landfill is a Class III landfill and is not permitted to accept hazardous waste under California Law. If there a possibility of hazardous soil that may have to be removed, list the alternative landfill destination.*

9. Vapor Encroachment Screening

Pg 30

“Based on this screening, a VEC cannot be ruled out for the subject property due to the long-term presence of a dry cleaner and residual impacts left in place at the adjacent gas station; both items are considered REC’s.”

Pg 44

3.Data Summary and Recommendations

“PCE concentrations in soil vapor exceed both residential and commercial screening levels.”

**The biodegradation process degrades PCE to TCE and eventually to VC. PCE can persist in subsurface soil a long period of time. Will soil venting technology be used to remove the PCE?*

ENV-2023-1255-G-1

Noise Measurement

Construction Noise Impact Analysis

23309 Saticoy Street Residence

**The residence at 23309 Saticoy is referenced throughout the report for high noise and vibration impact. It does not appear that the following homes at 23320 and 23314 Saticoy on the West side of*

Saticoy are included. They will be negatively impacted, particularly with the bridge construction. Add them to the Report.

Vibration Impact Analysis

Pg 66

**Vibrations from drilling/boring will affect nearby residences. Include monitoring equipment to detect levels of vibration during the operation to adjust and minimize the impact.*

ENV 2023-1255-G-2

Air Quality, Greenhouse Gases, Noise Analysis

Pg 3

Table 1 Aquatic Complex/Pool Noise Levels-Swim Meet (Leq 1hr)”

“Source: Woodrow Wilson High School Aquatic Center IS/MND March 2021”

**Assume this is the school located in Long Beach. Without having site map and information on their aquatic center project, we are unable to determine if the pool noises associated with the W. Wilson project are comparable to the projected Chaminade pool noise levels.*

Batting Cage

Discussion & Analysis

“The batting cage would be located approximately 75 feet south of the Project’s northern property line.”

**How many balls per minute are released from the batting machine and how long does one standard batting practice session last per individual session?*

ENV-2023-1255-H-2

Transportation Impact Assessment

C Access and Circulation

Existing & Cumulative Traffic Conditions

Pg 2

The access and circulation analysis included a delay study of the following intersections using the Highway Capacity Manual (HCM) methodology which calculates the amount of delay per vehicle based upon the intersection traffic volumes, lane configurations and signal timing:

**The Transportation Impact Assessment does not take into consideration the Vesting Preliminary Application filed 3/30/2024 for proposed 324-unit apartment building on former Circle S Ranch property, 7556 Woodlake Avenue, West Hills, 91304. The single-family home was demolished and consideration must be made for development of multiple buildings (homes or apartments) resulting in higher densities on this site. This project was not included in the MND and will have a major impact on the Transportation Assessment. Currently there is a 4-way stop at the corner of Saticoy Street and Woodlake Avenue. Saticoy Street crossing Woodlake Avenue heading East is narrow and may have to be widened. To avoid accidents, there should be a traffic light to replace the 4-way stop.*

Pg 3

Student Drop-Off/Pick up

School Access Points

**Will school be in session when construction begins and during dates of peak activity? What plan is in place to accommodate disrupted traffic flow when students and visitors are attending classes and events?*

ENV-2023-1255-H-1

Transportation Assessment Report

Overall comments

**The proposed 324-unit apartment project on the former Circle S property located at the intersection of Saticoy Street and Woodlake Avenue (a 4-way stop) will add multiple vehicle trips (volume) to*

immediate vicinity roadways and intersections that combined with Chaminade traffic will negatively impact the analysis contained in the MND (including traffic forecasts and ambient traffic growth. The single-family home was demolished and consideration must be made for development of multiple buildings (homes or apartments) resulting in higher densities on this site. WHNC believes that the MND has not considered to the fullest extent changes that the S.W. Valley 2024-2025 Community Plan will be bringing to the surrounding community of West Hills.

Respectfully
Submitted by:

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
Chris Landon, Chaminade College Preparatory, Director of Facilities
Brad M. Rosenheim, Esq., President, CEO Rosenheim & Associates Inc.
Jessica Pakdaman, Project Manager, Rosenheim & Associates Inc.
Claudia Rodriguez, City Planner
Vicente Cordero, LADOT

****Attachments**

1. Vesting Preliminary Application

**Case #PAR: 2024-1742-VHCA; 5-Story, 324-unit Affordable Senior Age Restricted Housing Development;
7556 Woodlake Avenue, West Hills, CA 91304**

2. 7/02/24 WHNC Email to L.A. City Planning Department; Case #2024-1742-VHCA

REFERRAL FORM



HOUSING CRISIS ACT Vesting Preliminary Application

This form serves as the optional Housing Crisis Act Vesting Preliminary Application for projects creating one or more units seeking vesting rights pursuant to the Housing Crisis Act of 2019 (HCA). This form also serves as a referral to the Los Angeles City Planning (City Planning) Development Services Center (DSC) and to the Los Angeles Department of Building and Safety (LADBS) Plan Check for HCA vesting purposes. The HCA Vesting Preliminary Application (Preliminary Application) allows the applicant to vest to City ordinances, policies, and standards adopted and in effect on the day that a complete Preliminary Application is submitted. Please be advised that these vesting rights do not apply to changes in State law or to changes in building code.

The following project types are eligible to submit a Preliminary Application:

- Housing Development Projects requiring an application to City Planning; or
- Housing Development Projects not requiring a City Planning application and submitting for building permit Plan Check to LADBS on or after January 1, 2022.

For Submittal Instructions, refer to Section E of this form. Section G (“Retention of Vesting Rights”) of this form may be referenced for additional guidance on HCA vesting rights. The [“Housing Development Project Applicability Matrix”](#) may also be used to identify whether the HCA applies to specified development types, and when a Preliminary Application applies.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

Case Number PAR- 2024-1742-VHCA

Proposed No. of Dwelling Units¹: 324

Proposed Building Area^{1,2}: 246,573 sf

Submittal Completion Date³: 3/20/2024

Last Day to file City Planning Application/Submit to LADBS Plan Check¹: 09/16/2024

Invoice No.: 94485 Payment Date: 03/20/2024

City Planning Staff Name and Title: Greg Guillermo, Planning Assistant

City Planning Staff Signature: _____

¹ For information on retention of vesting rights, refer to Section F of this form.

² Building Area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations) – California Government Code Section 65941.1(c). Refer to Appendix 2 for Building Area calculation instructions.

³ As part of the process to deem complete the submittal of this optional Preliminary Application, City Planning staff have affirmed neither the feasibility nor the entitlement review path of the proposed project.

This form shall be completed by the applicant and reviewed and signed by City Planning staff prior to filing the City Planning application, or the LADBS Plan Check application for projects that do not require a City Planning application. The signed Preliminary Application shall be submitted during the City Planning application filing, or the submission of an application for building permit and Plan Check. Any modifications to the content(s) of this form after its authorization by City Planning staff is prohibited. Further, any change to the proposed number of dwelling units or the proposed building area must be verified by City staff.

THIS SECTION TO BE COMPLETED BY THE APPLICANT

A. SITE INFORMATION

PROJECT LOCATION

Street Address⁴: 7556-7572 N WOODLAKE AVE LOS ANGELES CA, 91304

Legal Description⁵ (Lot, Block, Tract): LOT: FR 208, BLOCK: N/A, TRACT: TR21391

Assessor Parcel Number(s): 2021-002-013

Site Area (sf): 95,699.3

EXISTING USE(S)

Describe in detail the existing uses on the project site, including any major physical alterations or soil disturbance that may have previously occurred.

TWO TWO-STORY SINGLE FAMILY DWELLINGS TO BE DEMOLISHED.

B. PROPOSED PROJECT

ED 1 Eligible⁶

PROPOSED USE(S)

Describe in detail the characteristics, scope and/or operation of the proposed project.

NEW CONSTRUCTION, 5-STORY, TYPE VA OVER TYPE IA, 324-UNIT, 193,834 SF, 100% AFFORDABLE SENIOR AGE RESTRICTED HOUSING DEVELOPMENT. PROJECT TO SEEK ON-MENU INCENTIVES PER LAMC 12.22.A.25 AND AB2334.

⁴ Street Address must include all addresses on the subject/application site (as identified in ZIMAS <http://zimas.lacity.org>).

⁵ Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

⁶ Refer to [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS, AND PARKING REDUCTIONS

Will the project proponent seek incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915 (i.e., Density Bonus), the Transit-Oriented Communities (TOC) program, or any other affordable housing incentive program⁷?

YES NO

If “YES”, describe:

BASE INCENTIVES (3):

33' ADDITIONAL HEIGHT FEET OR 3 STORIES PER AB2334

UNLIMITED DENSITY PER AB2334

PARKING OPTION 3 PER AB2334 - SENIOR HOUSING

ON-MENU INCENTIVE (5):

RESIDENTIAL DWELLING UNIT COUNT

Indicate the total number of dwelling units proposed as well as a breakdown by levels of affordability.

PER AB2334 GENERAL PLAN
ALLOWS RD5 DENSITY.

Affordability Levels	Total
Market Rate	1
No. of Affordable Units Proposed	323
Extremely Low Income	
Very Low Income	
Low Income	259
Moderate Income	64
TOTAL No. of Units Proposed	324

Total Units	Total
No. of Units Allowed by Right (per LAMC)	19
No. of Bonus Units Proposed	305
TOTAL No. of Units Proposed	324

Other Notes on Units:

⁷ Projects proposing Density Bonus “On-Menu” incentives through a ministerial process or “Off-Menu” incentives, waivers, concessions and parking reductions through a discretionary process must be reviewed by the Los Angeles City Planning Affordable Housing Services Section and obtain a signed Affordable Housing Referral Form (CP13-4043) prior to filing a City Planning application.

FLOOR AREA

Provide the proposed floor area and square footage of residential and non-residential development:

Floor Area⁸ 193,834

Building Area⁹ 246,573

PARKING

Provide the proposed number of automobile and bicycle parking spaces:

Automobile Parking	Total
Residential	184
Non-Residential	

Bicycle Parking	Total
Residential Long Term	156
Residential Short Term	16
Non-Residential Long Term	
Non-Residential Short Term	

SUBDIVISION

Will the proposed project include a request for an approval pursuant to the Subdivision Map Act, including a Vesting or Tentative Tract Map, Preliminary Parcel Map, Condominium Map, Lot Line Adjustment, or Certificate of Compliance?

YES NO

ADDITIONAL INFORMATION

Does the project propose any point sources of air or water pollutants¹⁰?

YES NO

If "YES", please describe:

⁸ As defined by the LAMC.

⁹ As defined by the California Building Standards Code (Title 24 of the California Code of Regulations) – California Government Code Section 65941.1(c). Refer to Appendix 1 for Building Area calculation instructions.

¹⁰ A project that proposes point sources of air or water pollutants may trigger review and permitting by, but not limited to, the South Coast Air Quality Management District, the Los Angeles Regional Water Quality Control Board, or the Los Angeles Bureau of Sanitation.

C. EXISTING SITE CONDITIONS

HOUSING¹¹

Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied:

	Existing Residential Units	Demolished or To Be Demolished
Occupied Units		
Unoccupied Units	2	2
TOTAL Units	2	2

ADDITIONAL SITE CONDITIONS

1. Is the project site located wholly or partially within:

- a. A Very High Fire Hazard Severity Zone (VHFHSZ)¹²? YES NO
- b. Wetlands, as defined in United States Fish and Wildlife (USFW) Service Manual, Part 660 FW 2 (June 21, 1993)? YES NO
- c. A special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA? YES NO
- d. Delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist? YES NO
- e. Hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Section 25356 of the Health and Safety Code¹³? YES NO

¹¹ A Housing Development Project, as defined in California Government Code Section 65905.5(b)(3), is subject to the provisions of Government Code Section 66300, as amended by SB 8, and will require an SB 8 Replacement Unit Determination letter from the Los Angeles Housing Department or a No-Net-Loss Property Owner Declaration.

¹² Housing Development Projects located in a VHFHSZ are eligible to seek vesting rights pursuant to the HCA.

¹³ The development shall not be located on a legal parcel that is a hazardous waste site except for sites the DTSC has cleared for residential use or residential mixed use.

2. Does the project site contain a designated or potentially historic and/or cultural resource¹⁴? YES NO

If “YES”, please describe:

a. Does the project site contain any species of special concern such as special status flora or fauna, protected trees, or wildlife¹⁵? YES NO

If “YES”, please describe and/or depict on the site plan:

b. Does the project site contain any recorded easement, such as easements for conservation, storm drains, water lines, and other public rights of way? YES NO

If “YES”, please describe and/or depict on the site plan:

c. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the California Fish and Wildlife Code, including creeks and wetlands? YES NO

If “YES”, please describe and/or depict on the site plan:

¹⁴ Information regarding historic resources that have been identified by the City or another public agency can be found in SurveyLA, HistoricPlacesLA, or ZIMAS.

¹⁵ An Arborist Report or a Biological Survey and Impact Assessment may be required following the filing of an application requesting approval of a discretionary action if the project site is on or adjacent to open space or previously undisturbed land in order to demonstrate whether the site provides habitat for any special status flora or fauna, including those identified in a Specific Plan or Zoning Overlay.

D. COASTAL

1. Is the project site located wholly or partially within the Coastal Zone, as defined in Division 20 (commencing with Section 3000) of the Public Resources Code (PRC). If marked “NO”, skip to section E. YES NO
2. Does the project site contain a/an:
- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations¹⁶? YES NO
 - b. Environmentally Sensitive Habitat Area (ESHAs), as defined in Section 30240 or the California PRC¹⁷? YES NO
 - c. Tsunami run-up zone? YES NO
 - d. Area used for public access to or along the coast? YES NO

E. ADDITIONAL REQUIRED MATERIALS

In order to initiate a request for HCA vesting rights, an applicant must submit a Preliminary Application and the following materials and information through [City Planning's Online Application Portal](#). An appointment is not required.

1. HCA Vesting Preliminary Application (CP13-4062)

2. **Plot/Site Plan.** A legible plot plan drawn to scale is required. The plot plan must include all contiguous parcels under the applicants' ownership and any contiguous parcels proposed to be part of the project site. The plot plan should identify which parcels are/are not a part of the proposed project. The plot plan should include a summary of information table indicating the following:

- Building area of each building that is to be occupied
- Proposed land uses
- Proposed number of dwelling units
- Height of buildings
- All measurements that establish the proposed location of the proposed buildings and structures, including property lines, yards, setbacks, space between buildings and structures, and building footprint dimensions.
- Trees and Shrubs. Plans must clearly show all existing trees and shrubs on the project site and within the right-of-way adjacent to the property. Identify and label (by name and trunk diameter) the following protected trees and shrubs as identified on the Plot Plan Instructions ([CP-7752](#)).

¹⁶ Wetlands may include a watercourse or a storm drain. A Wetlands Delineation Report may be required following the filing of an application requesting approval of a discretionary action in the Coastal Zone if the site contains a watercourse or a storm drain.

¹⁷ ESHAs are mapped areas in the certified Venice Land Use Plan and the San Pedro Coastal Land Use Plan.

- Watercourses, storm drains, creeks streams, wetlands (as defined in the USFW Service Manual, Part 660 FW 2 (June 21, 1993) or as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations), or other resources that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Wildlife Code.
- Aerial Site Photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands. It may be provided on any relevant plan sheet, including a project information sheet.

Refer to the Plot Plan Instructions ([CP-7752](#)) for additional guidance.

3. **Elevation Plans.** Elevations must show the design, materials, color, textures, patterns, massing and height of each building under the project scope. Refer to the Housing Crisis Act Vesting Preliminary Application Elevations Instructions (Appendix 1 of this form, page 15) for additional guidance. The elevations plans shall be included as part of the set of plans.
4. **Building Area Analysis.** Refer to the Housing Crisis Act Vesting Preliminary Application Building Area Analysis Instructions (Appendix 2 of this form, page 16) for additional guidance. The building area plans shall be included as part of the set of plans.
5. **Sections** for projects located on multiple levels or subterranean floors (e.g., basements, subterranean parking, etc.) showing depth (linear feet) and amount (cubic yards) of proposed cut, fill, import, and export related to grading, excavation of earthwork. The sections shall be included in the set of plans.
6. **Filing Fee.** Fees must be paid online after the electronic invoice is received.

F. ADDITIONAL RESOURCES

1. **Appendix 1:** Elevations Instructions for Vesting Pursuant to the Housing Crisis Act (page 15).
2. **Appendix 2:** Building Area Analysis for Vesting Pursuant to the Housing Crisis Act (page 16).

G. RETENTION OF VESTING RIGHTS

A Preliminary Application must be deemed complete by City Planning in order to obtain vesting rights. A Preliminary Application is deemed complete at the time that all required forms, documents, and materials are submitted, and the final invoice has been issued and proof of payment is presented to City Planning. A Preliminary Application completed before January 1, 2030 is valid until January 1, 2034, provided that HCA vesting rights are maintained and have not otherwise lapsed or terminated.

To retain HCA vesting rights, the applicant must adhere to certain time limits and limitations on project scope changes. **If the time limits are not met or if the changes in the project scope exceed specified thresholds, the Preliminary Application shall expire and have no further force or effect.** During City Planning application filing or the submission of an application for building permit and Plan Check, as well as through the development process, City staff will verify whether a project has been able to maintain vesting rights. Refer to the “Housing Crisis Act Vesting Log” on page 11 for additional instructions.

TIME LIMITS TO RETAIN VESTING RIGHTS

Once the Preliminary Application is complete, the City Planning application or the application for building permits and Plan Check must be submitted within 180 days of the date on which the Preliminary Application is deemed complete, in order to retain vesting rights.

If a City Planning application is required, the applicant must submit all outstanding information needed in order to deem the City Planning application complete within 90 days of receiving a hold or “deemed incomplete” letter from City Planning staff. The 90-day period does not apply to projects eligible to submit a building permit Plan Check application to LADBS without a City Planning application on or after January 1, 2022.

For all vested projects (ministerial or discretionary), construction of the Housing Development Project must commence within 2.5 years. For vested projects that are 100 percent affordable, the Housing Development Project must commence within 3.5 years.

If the project is discovered to require a City Planning application during the permitting process, the project may still use the Preliminary Application issued as long as the City Planning application is submitted within 180 days of the date a complete Vesting Preliminary Application was submitted. The submittal of the building permit application to LADBS would not be held against the project.

PROJECT SCOPE THRESHOLDS TO RETAIN VESTING RIGHTS

In order to maintain vesting rights, any change in the residential unit count or in the Building Area is limited to *less than* 20 percent of the total proposed on the completed Preliminary Application, exclusive of any increase resulting from the receipt of a density bonus, concession, waiver, or similar provision.

H. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant¹⁸ Name: JEFF ZBIKOWSKI

Company/Firm: JZA ARCHITECTURE

Address: 4043 IRVING PL **Unit/Space Number:** SUITE B

City: CULVER CITY **State:** CA **Zip Code:** 90232

Telephone: 310.853.500 **E-mail:** JEFF@JZARCH.LA

Are you in escrow to purchase the subject property? YES NO

(Optional) Agent/Representative Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information¹⁹ Agent/Representative Applicant
(select only one)

¹⁸ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e., usually not the agent/representative).

¹⁹ As of June 8, 2022, the Primary Contact for Project is required to have an [Angeleno Account](#) and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the City Planning Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

**THIS SECTION SHALL BE ADDED ONTO THE FINAL PLAN SET
PERMITTED BY LADBS**

HOUSING CRISIS ACT VESTING LOG

This log is intended to be used by City staff to track compliance with the time limits and project scope changes (unit count), in order to retain vesting rights through the development process. If a vested Housing Development Project is associated with a City Planning application for its development, this page and the log shall be completed by the City Planning Case Processing Unit. Any modifications to the content(s) of this log by anyone other than City staff is prohibited. A copy of this page and the completed log must be included on the final set of plans for construction.

CITY STAFF USE ONLY

Case Number PAR- _____

Date Vested (Date Preliminary Application Submittal Complete): _____

Proposed No. of Dwelling Units²⁰: _____

City Planning Staff Name and Title: _____

²⁰ The proposed number of dwelling units should match the number of proposed dwelling units identified on page 1.

TABLE A - HOUSING CRISIS ACT VESTING LOG
THIS SECTION TO BE COMPLETED BY CITY PLANNING CASE PROCESSING UNIT ONLY

Milestone	Date Due	Date Complete	Dwelling Units ²¹	Determination ²²	Staff Name
<p>City Planning Application Filing</p> <p>Project submitted within 180 days of the HCA Vesting Preliminary Application being deemed complete.²³</p> <p>Project meets the time limits: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>			<input type="checkbox"/> Project meets 20% threshold <input type="checkbox"/> Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	<input type="checkbox"/> The project meets the time limits (180 days) and limitations on project scope (unit count). <input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.	
<p>Applicant Response to Deemed Incomplete Letter</p> <p>If a City Planning Application is Deemed Incomplete, the applicant must submit all information needed within 90 days of receiving the Deemed Incomplete Letter (applies ONLY to projects that are required to file a City Planning application)</p> <p>Project meets the time limits: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>			<input type="checkbox"/> Project meets 20% threshold <input type="checkbox"/> Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	<input type="checkbox"/> The project meets the time limits (90 days) and limitations on project scope (unit count). <input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.	

²¹ Any change in the residential unit count is limited to less than 20 percent of what is indicated on the completed Preliminary Application, exclusive of any increase resulting from the receipt of a density bonus, concession, waiver, or similar provision.

²² If the time limits are not met or if the changes in the project scope exceed specified thresholds, then the Preliminary Application shall expire and have no further force or effect.

²³ Once the Preliminary Application is complete, the City Planning application must be submitted within 180 days of the Preliminary Application completion date.



Milestone	Date Due	Date Complete	Dwelling Units	Determination	Staff Name
Date City Planning Application Deemed Complete	N/A		<input type="checkbox"/> Project meets 20% threshold <input type="checkbox"/> Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	<input type="checkbox"/> The project meets the limitations on project scope (unit count). <input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.	
Date of Hearing	N/A		<input type="checkbox"/> Project meets 20% threshold <input type="checkbox"/> Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	<input type="checkbox"/> The project meets the limitations on project scope (unit count). <input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.	
Date of Final Approval of City Planning Application²⁴	N/A		<input type="checkbox"/> Project meets 20% threshold <input type="checkbox"/> Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	<input type="checkbox"/> The project meets the limitations on project scope (unit count). <input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.	

²⁴ Final approval means that a project has obtained all necessary approvals to be eligible to apply for, and obtain, a building permit or permits, and all appeal periods or statutes of limitations have been exhausted or resolved in favor of the Housing Development Project (G.C. Sec. 65589.5(o)(2)(D)(ii)).



Milestone	Date Due	Date Complete	Dwelling Units	Determination	Staff Name
<p>Date Construction Commenced (within 2.5 years or 3.5 years of Final Decision)²⁵</p> <p>Project meets the time limits: <input type="checkbox"/> YES <input type="checkbox"/> NO</p>			<p><input type="checkbox"/> Project meets 20% threshold</p> <p><input type="checkbox"/> Project exceeds 20% threshold</p> <p>Proposed Units: _____</p> <p>Plan Sheet No.: _____</p>	<p><input type="checkbox"/> The project meets the time limits (2.5 or 3.5 years) and limitations on project scope (unit count).</p> <p><input type="checkbox"/> The HCA Vesting Preliminary Application is expired and has no further force or effect.</p>	

Notes:

²⁵ Vested Housing Development Projects must commence construction within two and one-half years, or three and one-half years for one hundred percent affordable Housing Development Projects.

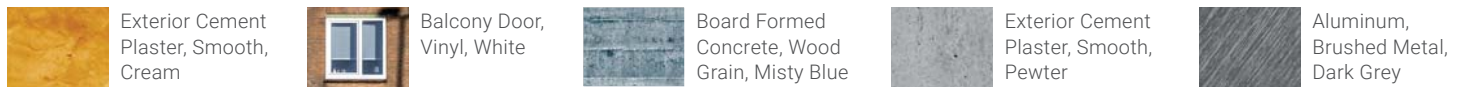
Appendix 1

Elevations Instructions for Vesting Pursuant to the Housing Crisis Act

123 Example Blvd, Los Angeles, CA



Materials, Textures and Colors



Elevations shall show the design, materials, color, massing, facade and height of each building under the project scope:

- **Scale:** The scale shall be no less than 1/8" = 1'-0" or a scale that produces a readable illustration.
- **Building Materials and Colors:** Elevations must identify all building materials types and colors. Include any sustainable features of the project as well as the material texture or pattern.
- **Location:** The elevations page must include the site address.
- **Labeling:** All views and major features shall be labeled, including which side of the project is being illustrated.
- **Dimensions:** Elevations shall be dimensioned in a manner that all relevant measurements can be read. Accessory structures shall have the same dimension requirements as the main structure. Include the dimensions for all heights. Required dimensions must include the following items:
 - The lowest elevation within 5 feet of the perimeter of the building;
 - The highest elevation for purposes of determining maximum building height as measured per Department of Building and Safety requirements and as defined by LAMC Section 12.03 of Chapter 1;
 - Height to the highest point of the roof and all roof structures;
 - Wireless facilities and transformers;
 - Projections proposed to be attached to a building facade;
 - Poles or signs including those attached to the facade or roof. Roof signs, pole signs and billboards must show both sides;
 - Facade texture, pattern, color and material changes to determine compliance with building articulation and design standards; and
 - Fences, walls, beams, barriers, including lighting fixtures, pillars, and gates on all sides.

Most City Planning processes involve a review of the project design. Applicants are encouraged to consult with the **LACP Urban Design Studio** regarding the design of the project early in the application process, ideally prior to filing. You may schedule a design review meeting online:

planning.lacity.org/plans-policies/urban-design-studio/schedule-appointment.

Refer to Elevation Instructions ([CP-7817](#)) for additional guidance.

Appendix 2

Building Area Analysis for Vesting Pursuant to the Housing Crisis Act

The purpose of this Building Area analysis sample and instructions is to provide guidance with determining the total Building Area or "square footage of construction" of a Housing Development Project in order to vest pursuant to the Housing Crisis Act. The sample below broadly applies to all types of Housing Development Projects.

Building Area Calculation Table – Example

Level	Proposed
L2–L5	30,704 sf
L1	9,426 sf
Total	40,130 sf

Building Area Definition

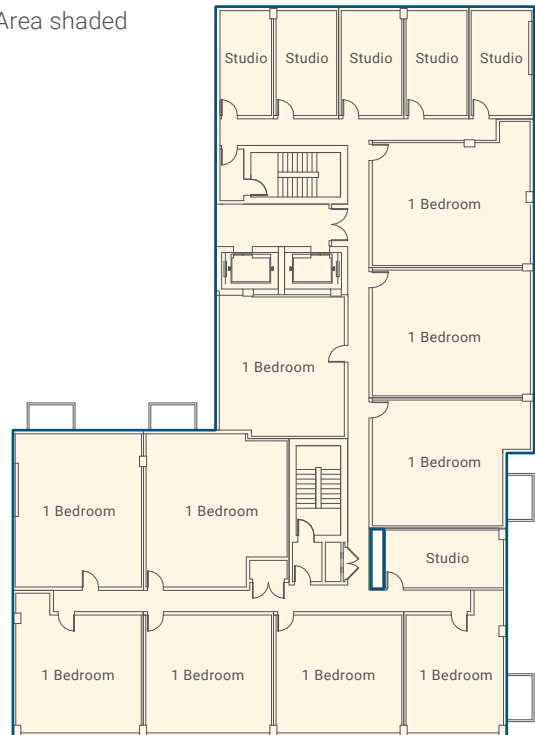
The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.
 – California Government Code Section 65941.1(C)

Building Area Diagram – Example



Level 1 Building Area 9,426 sf

□ Building Area shaded



Levels 2-5 Building Area 7,676 sf (per level)

Instructions

- **Shaded and Dimensioned Diagram:** Set of plans shall include a shaded and dimensioned diagram indicating the total Building Area for each level, including any covered parking areas, elevator shafts and stairwells at each level.
- **Quantities Referenced Diagram:** Each area analysis must include a label or reference to its Building Area, expressed as square-footage.
- **Calculation Table:** The Building Area page should include a corresponding calculation table indicating the Building Area for each level, as well as the grand total.



Char Rothstein <charwhnc@gmail.com>

Re Case #2024-1742-VHCA

Char Rothstein <charwhnc@gmail.com>

Tue, Jul 2, 2024 at 12:09 PM

To: "greg.guillermo@lacity.org" <greg.guillermo@lacity.org>

Good morning Greg,

Hope this finds you doing well.

This is a follow up to my voicemail left on your LA city phone on 7/1/2024 and comes to you from the West Hills Neighborhood Council (WHNC) Zoning & Planning committee:


The Vesting Preliminary Application filed on 3/20/2024 has been shown to be problematic and has raised many concerns. The proposal is for an extremely dense project, to be built at (5) stories on a hill facing surrounding single family homes of (1) and (2) stories, also facing a two way street which already has traffic issues. Many constituents have requested a signal in the past at Woodlake & Saticoy for safety reasons.

On June 11, 2024, the WHNC held their regularly scheduled Zoning & Planning committee meeting. This case was on the agenda and over 250 stakeholders attended in person with over 150 attending on zoom. (please see a 15 second video of the meeting attached)

We will be meeting at Senator Stern's office during the week of July 22nd to discuss this case and other community concerns. There are many questions that have come from the community regarding this application. Can we please discuss?

We appreciate your help.

Best regards,
Char Rothstein
WHNC/President
Zoning & Planning
Co-Chair
818-888-8805 office

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