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

This is my response to the Mitigated Negative Declaration (MND) released June 13, 2024 regarding the proposed Chaminade Preparatory School Expansion.

Essentially, I disagree with the MND signed by Trevor Martin, City Planner, dated 6/07/24. I believe that the proposed Chaminade Preparatory School Expansion WILL have a significant effect on the environment! Initially, Chaminade told the public that the property would be used for an “aquatic center”. Personally, I felt that was a reasonable use for the property, given that Chaminade was going to do something with it. However, at the time I incorrectly assumed that the “aquatic center” would be enclosed. Subsequently, the project was changed to be primarily a baseball field with a small outdoor pool at the northeast corner of the property. The noise and lights associated with a baseball field would be untenable for the homeowners living adjacent to the property. It was at that time that I was opposed to Chaminade’s proposed use, preferring that additional classrooms be built there and the proposed sports uses go on the current campus where they now intend to build additional classrooms.

In light of the above, I have many concerns about the parking, additional traffic generated by the now proposed use, as well as the negative affect the sports field would have on the adjacent home owners who most likely would never had purchased their home there had they known such a change would take place. Also, the MND did not take into account the major impact the proposed 324-unit apartment building on the south east corner of Woodlake and Saticoy will have, as that development was not known about at the time research was done for the MND. I personally believe that the proposed apartment project is out of conformance with the surrounding West Hills community! It is clear that the trend is to create new housing, but with the addition of many vehicles of those tenants having automobiles, an increase in traffic is sure to happen. Furthermore, with minimal parking for the proposed apartment occupants, there is no easy access to public transportation for tenants without automobiles, so other problems are sure to be created along with additional traffic generated by Uber drivers.

In my opinion, many of the conclusions stated in the MND are just not based on reality. One example is the grossly overstated number of car trips that would be eliminated with the removal of Field’s market and the other tenants; the center generating a very low amount of traffic. Another example is the suggestion that

the noise coming from the new proposed use will be less than what exists now. Nothing could be further from reality!

In summary, while I have not mentioned many other important issues due to a lack of time, such as the probable under-ground contamination from the former gas station on the northwest corner of Woodlake and Saticoy and adjacent south east of the development, I believe that at the very least a new MND must be generated taking into account the new apartment development, accurate current traffic and the affect the Chaminade expansion will have on the surrounding community.

**Respectfully,
Steve Randall**

11-year member of the West Hills NC Zoning & Planning Committee

11-year member of the West Hills NC Streets & Transportation Committee