

VESTING TENTATIVE TRACT MAP NO. 84101 (stamped map dated April 28, 2023)

HEARING DATE: August 28, 2024

### PLANNING DEPARTMENT STAFF REPORT

PURSUANT TO ORDINANCE NO. 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

#### **REQUESTS**

1. Pursuant to Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code and CEQA Guidelines Section 15074(b), the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2023-1255-MND ("Mitigated Negative Declaration") and Mitigation Monitoring Program for the above-referenced project, and all comments received;
2. Pursuant to LAMC Sections 17.03 and 17.15, a Vesting Tentative Tract Map for the merger and re-subdivision of the project site into two (2) ground lots: one for the Main Campus (Lot 1) and one for the North Campus (Lot 2); and one (1) airspace lot (Lot 3) for the vacation of a portion of public right-of-way along Saticoy Street to allow for the construction of a pedestrian bridge connecting the Main Campus to the North Campus;
3. Pursuant to LAMC Section 17.13, a haul route approval for the export of approximately 17,800 cubic yards of soil from the Main Campus and the export of approximately 720 cubic yards of soil from the North Campus; and
4. Pursuant to LAMC Section 17.11, a Modification of Requirements in conjunction with a Vesting Tentative Tract Map for the waiver of required dedications and street improvements along Cohasset Street, and for the waiver of a requirement to remove existing driveways and construct new ADA compliant driveways on the Main Campus.

#### **SITE ADDRESS**

**7500 North Chaminade Avenue** (7500 North Chaminade Avenue, 23241 West Cohasset Street, 23260 West Saticoy Street, 23217-23255 West Saticoy Street 7619-7629 North Woodlake Avenue)

#### **APPLICANT/REPRESENTATIVE**

Applicant/Owner: Robert S. Webb, Chaminade College Preparatory

Representative: Jessica Pakdaman, Rosenheim & Associates, Inc.

#### **RELEVANT CASES**

ON-SITE:

Case No. CPC-2009-1477-CU-ZV-ZAA-SPR – On November 17, 2009, the City Planning Commission approved a Conditional Use, Variances, an Adjustment and Site Plan Review for

Chaminade College Preparatory, High School (Main Campus), located at 7500 Chaminade Avenue, to modernize the school's student center and athletic facilities, allowing for the demolition of existing floor area and construction of new floor area (including a new performing arts center, aquatic complex, student center and associated structures), in conjunction with the continued use and maintenance of the existing school.

Case No. APCSV-2002-3213-ZC-BL-ZAA-F – At its meeting on June 12, 2003, the South Valley Area Planning Commission approved and recommended that the City Council adopt the ordinance to effect the Change of Zone from A1-1 to (T)(Q)RD5-1, a Building Line Removal Incident to Subdivision along Saticoy Street (Ord. No. 98,019) and along Woodlake Avenue (Ord. No. 112,349) pursuant to Section 12.32 R of the Municipal Code to remove a 43- and a 42-foot building line respectively, and Zoning Administrator's Adjustment subject to the revised Conditions of Approval contained in the attached Staff Recommendation.

Ordinance No. 173,518 (SA1) – Effective November 7, 2000, the City Council of the City of Los Angeles adopted an ordinance changing the zone of the lots legally described as Lot 1 (Arbs 2, 3 and 4) of Tract 25573, from C1-1VL, C1.5-1VL and P1-1VL to [Q]C1-1VL. The [Q] Condition limits the Floor Area to 0.5:1.

Case No. CPC-200-1301-CU – At its meeting on September 28, 2000, the City Planning Commission approved a Conditional Use Permit, pursuant to LAMC Section 12.24.1, to permit the proposed construction, use and maintenance of a new 25,120 sq. ft., two-story classroom building with 65 surface parking spaces on an undeveloped 1.5 net acre parcel (in conjunction with the continued use and maintenance of the existing total approximate 21.3 acre Chaminade College Preparatory campus), subject to the attached modified Conditions of Approval.

Ordinance No. 165,479 (SA 1030 and SA 1040) – Effective March 9, 1990, the City Council of the City of Los Angeles adopted an ordinance changing the zone of the lots legally described as Lot 1 (Arb 2, 3 and 4) of Tract 25573 from P-1 to HD 1-VL and from C2-1 to C1-1VL.

#### OFF-SITE:

There are no relevant cases within 1,000 feet of the subject property.

#### **PUBLIC RESPONSES**

Staff received several emails from neighboring residents expressing concerns with and or opposition to the proposed expansion of the Chaminade High School campus. Many of the concerns raised address issues related to noise, lighting, and traffic, particularly for the new North Campus. Several members of the public requested copies of the Mitigated Negative Declaration Report (Case No. ENV-2023-1255-MND) that was prepared by for the proposed project. Staff also received several emails from individuals expressing support for the project.

Planning Staff received a Comment Letter dated September 21, 2023 from the West Hills Neighborhood Council (WHNC) which addressed concerns related to traffic, parking, noise, and special events. Staff received another Letter dated April, 2024 from the West Hills Neighborhood Council requesting that interested parties and the WHNC be informed of any potential environmental hazards and potential health exposures currently known or exposed throughout the project's development and lifespan. On June 13, 2024, Staff emailed all interested parties as well as the WHNC a copy of the Mitigated Negative Declaration Report.

Staff received a MND Response Letter dated July 12, 2024 from the West Hills Neighborhood Council stating that it disagrees with the MND determination that the project would not have a significant environmental impact, citing various concerns. Key issues raised include the need for more precise details about setbacks for new structures, especially the proposed lighting poles, which could affect neighboring homes. The WHNC requested on-site meetings with Chaminade to visually assess the impact of these lights. The neighborhood council also highlighted inadequacies in parking provisions, noting that the expansion may lead to insufficient parking during events, causing vehicles to overflow into surrounding neighborhood streets. The WHNC disputes the traffic assessment, particularly the omission of a planned 324-unit apartment complex nearby, which the WHNC argues will significantly increase traffic and was not considered in the MND. Concerns about noise, air quality, and construction impacts were also raised, with specific requests to reduce permitted construction hours due to potential disturbances to nearby residents. Additionally, WHNC Response Letter questions the accuracy of trip generation data used in the MND, suggesting that the estimates for vehicle trips to and from the shopping center and the proposed school facilities are overstated. They also express concerns about environmental hazards, particularly soil contamination, and call for ongoing testing and monitoring of nearby sites, including a former gas station/auto repair shop. Copies of the Letters from the West Hills Neighborhood Council are included in the case file.

### **GENERAL COMMENTS**

The project site comprises two parcels identified as the existing Main Campus and the proposed North Campus bifurcated by Saticoy Street. The Main Campus is comprised of three lots and has a lot area of 916,137 square feet, approximately 21 acres. The Main Campus has approximately 666 feet of frontage along the west side of Saticoy Street, approximately 273 feet of frontage along the south side of Keswick Street, approximately 636 feet of frontage along the east side of Chaminade Avenue, and approximately 808 feet of frontage along the north side of Cohasset Street. The proposed North Campus is comprised of three lots having a lot area of 210,428 square feet, approximately 4.83 acres. The proposed North Campus has 788 feet of frontage along the east side of Saticoy Street and approximately 244 feet of frontage along the west side of Woodlake Avenue. The project site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area. The Main Campus is zoned A1-1 and RS-1 is designated for Very Low and Low Residential land uses, respectively. The new North Campus is currently zoned [Q]C1-1VL and P-1VL and is designated for Neighborhood Office Commercial land uses. The project is requesting a Vesting Zone Change to change the current [Q]C1-1VL and P-1VL zoning of the North Campus to the (T)(Q)C2-1 Zone. The subject property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The existing Main Campus falls within an Equine Keeping Area in the City of Los Angeles (ZI-2438).

The project site does not fall within an Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Study Area, Flood Zone, Landslide Area, Tsunami Inundation Zone, a Very High Fire Hazard Severity Zone, Methane Hazard Site or Hillside Area. The project site is located in a Liquefaction Area and a BOE Special Grading Area, and is located within approximately 11.91 kilometers of the nearest fault zone (Simi – Santa Rosa Fault Zone).

The existing high school encompasses approximately 21.03 acres on the Main Campus, with facilities including 37 classrooms, administrative and support offices, a library, a student center building that can accommodate 928 seats, a performing arts center with 360 seats, a fine arts building, a campus ministry building, a lighted football field with bleachers with 2,500 seats, a

basketball gymnasium with bleachers with 1,000 seats, a baseball field with bleachers, and a pool. The existing buildings on the Main Campus total 156,768 square feet of floor area. In addition, the Main Campus currently provides 462 vehicular parking spaces.

The parcel of land on which the North Campus is proposed, is currently improved with a single-story, multi-tenant commercial mini-shopping center and surface parking lot, built between 1962 to 1964. The shopping center is currently occupied with retail, restaurant, dry cleaner, and grocery store tenants.

The project proposes both improvements on the Main Campus as well as the addition of the new North Campus. New construction on the Main Campus includes the new Multistory Building at the new additional entrance off Saticoy Street, that will include administrative offices, counseling offices, library, multi-purpose room, classrooms, and labs. The floor area contained within the proposed building totals approximately 60,760 square feet and has a building height of approximately 48 feet within three stories. In addition, the existing single-story buildings located at the southeast corner of the Main Campus will undergo renovation for administrative offices but will not increase in floor area or height. A new surface parking lot will be constructed in place of the existing paved driveway adjacent to the single-story building at the southeast corner of the Main Campus, fronting on Cohasset Street. Lastly, additional improvements to the Main Campus will include minor demolition and resurfacing of the existing baseball field along Cohasset Street, to be reutilized as a softball field, removal of the north surface parking lot, and resurfacing to create a new landscaped quad area adjacent to the current administrative building to be renovated for student service programming.

Improvements on the North Campus include a baseball field, a soccer field, outdoor swimming pool, and associated facilities and surface parking. The baseball/soccer field will have a 40-foot-high safety netting along a portion of the outfield perimeter and a 26-foot-high electric scoreboard facing Saticoy Street located in left-center outfield, both along the northern property line. There will also be single-story locker rooms, batting cages, and bull pens located along the first and third baselines. Home and visitor bleachers will be along the first baseline and third baseline, providing approximately 350 seats with a continuous shade structure reaching 19 feet in height, and a press box of approximately 100 square feet will be located behind home plate. Eight stadium light standards ranging in height from 70 to 90 feet are proposed, with the 70-foot light standards located along the perimeter of left and right outfields, with 80- and 90-foot light standards along Saticoy Street and adjacent to the new surface parking lot. To the west of the baseball field is a proposed 1,540 square foot single-story concession and restroom building (16 feet in height) as well as an 86-stall surface parking lot and entrance to the pedestrian bridge.

To the east of the baseball field is a proposed 25-meter x 25-yard, in-ground outdoor pool, with four 40-foot-high light standards, a single-story (19-foot tall), 6,094 square foot pool house and 15 surface parking stalls. Bleachers are proposed west of the pool providing approximately 126 seats. Additionally, there will be a public address system on the new North Campus, similar to the public address system currently used on the Main Campus. A noise study is being prepared as part of the Project's environmental analysis. The amplified sound system will be analyzed and will comply with all mitigation measures related to any identified noise impacts. There are currently 4 ingress/egress points along Saticoy Street which will be reduced to the two access points for this Project. There are currently two ingress/egress points along Woodlake Avenue which will be reduced to one ingress/egress driveway at the approximate location of the existing north access point.

In order to facilitate the development of the proposed project, the applicant is requesting a Vesting Tentative Tract Map for the merger and re-subdivision of the project site into two (2) ground lots: one for the Main Campus (Lot 1) and one for the North Campus (Lot 2); and one (1) airspace lot (Lot 3) for the vacation of a portion of public right-of-way along Saticoy Street to allow for the construction of a pedestrian bridge connecting the Main Campus to the North Campus. Additionally, the applicant is requesting a Modification of Requirements in conjunction with a Vesting Tentative Tract Map for the waiver of required dedications and street improvements along Cohasset Street, and for the waiver of a requirement to remove existing driveways and construct new ADA compliant driveways on the Main Campus. Lastly, the project is seeking a haul route approval for the export of approximately 17,800 cubic yards from the Main Campus and the export of approximately 720 cubic yards from the North Campus.

## **SURROUNDING USES**

### *Main Campus*

Surrounding properties to the existing Main Campus are located within the RE11-1 and RS zones and are generally improved with single-family residential uses and a public park. The abutting properties located along the north side of the project site, along and across Keswick Street, and along Atron Avenue to the west, are zoned RE11-1 and improved with single-family residential homes. The properties located to the west of the project site, abutting and across Chaminade Avenue, are zoned RE11-1 and improved with single-family residential homes. The properties located to the south and across Cohasset Street are zoned RE11-1 and improved with a single-family residential homes and Four Oaks Park. The properties to the east and abutting, are zoned RS-1 and improved with single-family residential homes.

### *North Campus*

Surrounding properties to the proposed North Campus are located within the RS-1, [Q]C1.5-1VL, (Q)RD5-1A1-1VL zones, and are generally improved with single-family residential uses and an automotive repair shop. The properties located to the north of the project site and abutting, are zoned RS-1 and improved with single-family residential uses. The properties located to the west and south of the project site across Saticoy Street, are zoned RS-1 and improved with single-family residential uses, as well as an academic building and a surface parking lot associated with the Main Campus. The property directly abutting to the south and east of the project site, at the northwest corner of Saticoy and Woodlake Avenue, is zoned [Q]C1.5-1VL and improved with an automotive repair shop. Finally, the properties located to the east and across Woodlake Avenue are zoned (Q)RD5-1 and A1-1VL and improved with single-family residential homes.

## **STREETS**

Chaminade Avenue, adjoining the subject property (Main Campus) to the west, is a Local Street – Standard, dedicated to a right-of-way width of 60 feet and is fully improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Cohasset Street, adjoining the subject property (Main Campus) to the south, is a designated Collector Street, dedicated to a varying right-of-way width of 62 to 64 feet and is fully improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Keswick Street, adjoining the subject property (Main Campus) to the northeast, is a designated Local Street – Standard, dedicated to a right-of-way width of 60 feet and is fully improved with improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Saticoy Street, adjoining the subject property (Main Campus) to the northeast, is a designated Avenue II, dedicated to a varying right-of-way width of 68 to 86 feet and is fully improved with improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Woodlake Avenue, adjoining the subject property (North Campus) to the east, is a designated Avenue II, dedicated to a varying right-of-way width of 68 to 73 feet and is fully improved with improved with asphalt roadway, concrete curb, gutter, and sidewalk.

### **REPORTS RECEIVED**

BUREAU OF ENGINEERING: Comments, recommendations, and conditions from the provided report dated July 24, 2023 have been incorporated into the **Draft Vesting Tentative Tract Map Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: The Grading Division tentatively approves the tentative tract map, subject to the conditions stated in the Geology and Soils Report Approval Letter dated June 27, 2023. See recommended conditions in **Draft Tentative Tract Report with Conditions** under department.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: A clearance letter will be issued stating that no Building and Zoning Code violations exist on the subject site once the terms identified in the memo dated June 8, 2028, have been incorporated into the **Draft Vesting Tentative Tract Map Report with Conditions** under department.

DEPARTMENT OF TRANSPORTATION: Comments, recommendations, and conditions from the provided report dated October 12, 2023, have been incorporated into the **Draft Vesting Tentative Tract Map Report with Conditions** under department.

FIRE DEPARTMENT: Comments, recommendations, and conditions from the provided report dated May 31, 2023, have been incorporated into the **Draft Vesting Tentative Tract Map Report with Conditions** under department.

LOS ANGELES UNIFIED SCHOOL DISTRICT: No comments were available at the time of writing the staff report.

DEPARTMENT OF WATER AND POWER: No comments were available at the time of writing the staff report.

BUREAU OF SANITATION: Comments, recommendations, and conditions from an email dated June 8, 2023, have been incorporated into the **Draft Vesting Tentative Tract Map Report with Conditions** under department.

DEPARTMENT OF RECREATION AND PARKS: Comments, recommendations, and conditions from an email dated June 7, 2023, have been incorporated into the **Draft Vesting Tentative Tract Map Report with Conditions** under department.

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION: Comments, recommendations, and conditions from an email dated June 29, 2023, have been incorporated into the **Draft Vesting Tentative Tract Map Report with Conditions** under department.

BUREAU OF STREET LIGHTING: Comments, recommendations, and conditions from the provided report dated June 7, 2023 have been incorporated into the **Draft Vesting Tentative Tract Map Report with Conditions** under department.

### **ENVIRONMENTAL CLEARANCE**

A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program, were prepared under Case No. ENV-2023-1255-MND for the proposed project, in compliance with CEQA. It was found that potential negative impacts related to Air Quality, Geology and Soils, Hazard and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources could occur due to implementation of the project; however, these impacts would be reduced to less-than-significant levels with mitigation. The MND was circulated for public review from June 13, 2024 through July 15, 2024. Planning Staff received an MND Response Letter dated July 12, 2024 from the West Hills Neighborhood Council, the details of which are further discussed in the Public Responses Section above.

The Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration are hereby adopted. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning at 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012.

### **STAFF RECOMMENDATIONS**

The Planning Department staff recommends approval of Vesting Tentative Tract Map No. 84101 subject to the standard conditions and additional conditions in the **Draft Vesting Tentative Tract Map Report with Conditions**.

Prepared by:

*Trevor Martin*

Trevor Martin  
City Planner  
(213) 978-1341

**Note:** Recommendation does not constitute a decision. Changes may be made by the Advisory Agency at the time of the public hearing.

**DRAFT VESTING TENTATIVE TRACT MAP REPORT WITH CONDITIONS**

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Section 17.03 and 17.15, the Advisory Agency approves Vesting Tentative Tract Map No. 84101, located at 7500 North Chaminade Avenue (7500 North Chaminade Avenue, 23241 West Cohasset Street, 23260 West Saticoy Street, 23217-23255 West Saticoy Street 7619-7629 North Woodlake Avenue), allowing for the merger and re-subdivision of the project site into two (2) ground lots: one for the Main Campus (Lot 1) and one for the North Campus (Lot 2); and one (1) airspace lot (Lot 3) for the vacation of a portion of public right-of-way along Saticoy Street to allow for the construction of a pedestrian bridge connecting the Main Campus to the North Campus; pursuant to LAMC Section 17.13, a haul route approval for the export of approximately 17,800 cubic yards from the Main Campus and the export of approximately 720 cubic yards from the North Campus; and pursuant to LAMC Section 17.11, a Modification of Requirements in conjunction with a Vesting Tentative Tract Map for the waiver of required dedications and street improvements along Cohasset Street, and for the waiver of a requirement to remove existing driveways and construct new ADA compliant driveways on the Main Campus, as shown on the map stamp-dated April 28, 2023, in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. This subdivision is based on the existing A1-1 and RS-1 zones and the proposed (T)(Q)C2-1 Zone. Verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning Code as it applies to this particular property. For an appointment with the Development Services Center, call (213) 482-7077, (310) 231-2901, or (818) 374-505. The Advisory Agency's approval is subject to the following conditions:

**NOTE** on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

**BUREAU OF ENGINEERING – SPECIFIC CONDITIONS**

*Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division Section, via [quyen.phan@lacity.org](mailto:quyen.phan@lacity.org).*

1. That, a revised map be submitted for information purposes only, prior to the submittal of the final map not showing proposed Lot 3 over the Saticoy Street public right-of-way and the delineation of all required street dedications and easements. This map will be used for final map checking purposes.
2. That, along Cohasset Street adjoining the subdivision, a 2-foot wide and variable width future street be accepted by the final map, a 1-foot wide strip of land be dedicated complete a 33-foot wide half right-of-way in accordance with Collector Street standards and a 15-foot radius property line return at the intersection with Chaminade Avenue.
3. That, along Saticoy Street adjoining the subdivision, a 20-foot wide future street be accepted by the final map.
4. That, additional sidewalk easements be provided across the driveways to comply with ADA requirements along Chaminade Avenue and Keswick Street adjoining the subdivision.
5. That, the subdivider obtain a revocable permit with the Valley District Office of BOE for the proposed pedestrian bridge over Saticoy Street.



6. That the subdivider make a request to the Valley District Office of BOE to determine the capacity of existing sewers in this area.

#### **DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor. The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.*

7. The applicant shall comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

#### **DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

8. The existing lot boundaries for all lots under the proposed Lot 2 were cut after July 29, 1962. Lot cut without complying to City Planning approval is required to obtain a Certificate of Compliance from City Planning prior to obtaining the Zoning clearance. Show compliance with the above requirement or obtain City Planning approval to waive the requirement for the Certificate of Compliance.
9. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each site.
10. Obtain Zone Change to change the zone to the Proposed C2-1 Zone prior to obtaining Zoning clearance.
11. Provide a copy of [Q] condition. Show compliance with the above condition as applicable or Department of City Planning approval is required.
12. Provide a copy of affidavits AFF-35387, OB-12395 and OB-14551. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
13. Provide a copy of cases YD-10726-YV, ZA-15692, TT-48659-SF, DL-492, PPM-3167 and CPC-2023-1254-VZC-HD-ZAD-ZA. Show compliance with all the conditions/requirements of the cases as applicable.
14. Submit a revised Map that dimensions each airspace lot with a finite width, length, and upper and lower elevations. The final Map shall be based upon a site plan which accurately describes the location of such lots.
15. Clarify which ground lot the Airspace Lot 3 belongs to. Obtain Bureau of Engineering approval for the street merger (Proposed Airspace Lot 3).
16. Record a Covenant and Agreement to treat the buildings and structures located in an Air Space Subdivision as if they were within a single lot.

17. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication(s). "Area" requirements shall be re-checked as per net lot area after street dedication. Front, side and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

The proposed works only show two ground lots and one airspace lot.

This site is located in a Special Grading Area.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 to schedule an appointment.

## DEPARTMENT OF TRANSPORTATION

*Please contact this section at [ladot.onestop@lacity.org](mailto:ladot.onestop@lacity.org) for an appointment or any questions regarding the following:*

18. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
19. A two-way driveway width of  $W=28$  feet is required for all driveways, or to the satisfaction of LADOT.
20. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
21. The report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

## FIRE DEPARTMENT

*The applicant is advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building*

*permit applications, etc. and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.*

22. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Submit plot plans for Fire Department approval and review prior to recordation of Parcel Map action.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
  - d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
  - e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - g. Fire Lane Requirements:
    - i. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
    - ii. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
    - iii. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
    - iv. Submit plot plans indicating access road and turning area for Fire Department approval.
    - v. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
    - vi. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
    - vii. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

- viii. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
- ix. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- h. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- i. Site plans shall include all overhead utility lines adjacent to the site.
- j. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- k. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- l. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- m. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- n. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- o. Standard cut-corners will be used on all turns.
- p. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal tr84101avel from the edge of the roadway of an improved street or approved fire lane.

**FPB #105**

- q. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

- r. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- s. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- t. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- a. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- b. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

#### **DEPARTMENT OF WATER AND POWER**

23. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).).

#### **BUREAU OF SANITATION**

24. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).

#### **NOTE:**

The proposed Air Lot 3 should not be allowed on the tract map and should be removed. Construction over the Public Right of Way should require Public Works Approval under a permit. No air lots should be allowed within any public right of way. LASAN has existing infrastructure within Saticoy Street.

#### **DEPARTMENT OF RECREATION AND PARKS**

25. The proposed project has no anticipated recreation and park impacts therefore RAP has no recommendations regarding this project.

**BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION**

*Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.*

**26. Street Trees.**

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2: 1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

**BUREAU OF STREET LIGHTING**

27. Prior to the recordation of the final map or issuance of the Certificate of Occupancy, street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

**DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS**

28. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - b. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - c. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
  - d. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.

29. The project shall comply with all Conditions of Approval of Case Nos. CPC-2023-1254-VZC-HD-ZAD-ZAA and CPC-2009-1477-CU-ZV-ZAA-SPR-PA1.
30. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
31. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court cost and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement. (b)
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City

may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to the limit the rights of the City or the obligations of the applicant otherwise created by this condition.

## **DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

32. Implementation. The Mitigation Monitoring Program (MMP), that is part of the case file (Exhibit B), shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each Project Design Features (PDF) and Mitigation Measure (MM) and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.
33. Construction Monitor. During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.
34. The Construction Monitor shall also prepare documentation of the Applicant’s compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant’s Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.
35. Substantial Conformance and Modification. After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.



36. The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

#### **BUREAU OF ENGINEERING – STANDARD CONDITIONS**

- S-1
- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
  - b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
  - c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
  - d. That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
  - e. That drainage matters be taken care of satisfactory to the City Engineer.
  - f. That satisfactory street, sewer and drainage plans and profiles as required together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
  - g. That any required slope easements be dedicated by the final map.
  - h. That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

- i. That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
  - j. That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - k. That no public street grade exceeds 15%.
  - l. That any necessary additional street dedications be provided to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - b. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
  - c. All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - d. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - e. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:
- a. Construct on-site sewers to serve the tract as determined by the City Engineer.
  - b. Construct any necessary drainage facilities.
  - c. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
    - 1. Construct new street lights: one (1) on Cohasset St, and one (1) on Keswick St. If street widening per BOE improvement conditions, relocate and upgrade street lights: four (4) on Cohasset St, three (3) on Chaminade Ave, seven (7) on Saticoy St, two (2) on Woodlake Ave.

## NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
- e. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- f. Construct access ramps for the handicapped as required by the City Engineer.
- g. Close any unused driveways satisfactory to the City Engineer.
- h. Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed satisfactory to the City Engineer – Valley District Office of BOE:
  1. Improve Chaminade Avenue with the repair and replacement of any broken, off-grade or bad order concrete curb, gutter, concrete sidewalk and roadway pavement, including any necessary removal and reconstruction of existing improvements. The project shall not be required to remove existing driveways and construct new ADA compliant driveways along the east side of Chaminade Avenue.
  2. No dedications or street improvements shall be required along the subject property's street frontage on the north side of Cohasset Street.
  3. Improve Keswick Street with the repair and replacement of any broken, off-grade or bad order concrete curb, gutter, concrete sidewalk and roadway pavement, including any necessary removal and reconstruction of existing improvements. The project shall not be required to remove existing driveways and construct new ADA compliant driveways along the southeast side of Keswick Street.
  4. Improve Saticoy Street adjoining the subdivision on both the north and south sides of the street with the repair and replacement of any broken, off-grade or bad order concrete curb, gutter, concrete sidewalk and roadway pavement, including any necessary removal and reconstruction of existing improvements. The project shall not be required to remove existing driveways and construct new ADA compliant

driveways along the property's street frontage on the southwest side of Saticoy Street.

5. Improve Woodlake Avenue with the repair and replacement of any broken, off-grade or bad order concrete curb, gutter, concrete sidewalk, curb ramp at the intersection with Saticoy Street and roadway pavement, including any necessary removal and reconstruction of existing improvements.
6. Remove the existing driveways and construct new ADA compliant driveways.
7. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed right-of-way area associated with the improvement requirements outlined herein. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.

#### NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However, the existing or proposed zoning may not permit this number of units.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with LAMC Section 17.05-N.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

#### **FINDINGS OF FACT (CEQA)**

A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program, were prepared under Case No. ENV-2023-1255-MND for the proposed project, in compliance with CEQA. It was found that potential negative impacts related to Air Quality, Geology and Soils, Hazard and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources could occur due to implementation of the project; however, these impacts would be reduced to less-than-significant levels with mitigation. The MND was circulated for public review from June 13, 2024 through July 15, 2024. Planning Staff received an MND Response

Letter dated July 12, 2024 from the West Hills Neighborhood Council, the details of which are further discussed in the Public Responses Section above.

The Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration are hereby adopted. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning at 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012.

### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract Map No. 84101, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

**a. The proposed map will be/is consistent with applicable general and specific plans.**

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles. The Community Plans establish goals, objectives, and policies for future developments at a neighborhood level. Additionally, through the Land Use Map, the Community Plan designates parcels with a land use designation and zone. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates, but is not limited to, the maximum permitted density, height, parking, and the subdivision of land.

The project site is located in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area one of 35 Community Plans which form the land use element of the General Plan. The project site comprises two parcels identified as the existing Main Campus and the proposed North Campus bifurcated by Saticoy Street. The Main Campus is zoned A1-1 and RS-1 is designated for Very Low and Low Residential land uses, respectively. The new North Campus is currently zoned [Q]C1-1VL and P-1VL and is designated for Neighborhood Office Commercial land uses. The project is requesting a Vesting Zone Change to change the current [Q]C1-1VL and P-1VL zoning of the North Campus to the (T)(Q)C2-1 Zone under Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA. Upon approval, the proposed (T)(Q)C2-1 Zone would be consistent with the underlying land use designation. The subject property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The existing Main Campus falls within an Equine Keeping Area in the City of Los Angeles (ZI-2438).

The project involves the expansion of an existing high school campus. The revised campus plan would include a total lot area of approximately 25.86 acres, inclusive of: 1) a new three-story school building, updated parking areas, remodeled athletic fields, new student quads, and renovated classrooms, student service centers and offices on the existing campus; 2) an expanded school campus area of approximately 4.83 acres located across Saticoy Street, proposed for new athletic fields, an aquatic center/outdoor swimming pool, accessory facilities/structures and associated surface parking facilities; and 3) a new pedestrian bridge across Saticoy Street. The revised campus plan for the high school would include a total of 196,468 square feet of floor area equating to a floor area ratio (FAR) of approximately 0.17:1 and will have 501 on-site vehicle parking spaces and 78 bicycle parking spaces. In conjunction with the proposed site improvements, the applicant is seeking a Vesting Tentative Tract Map

for the merger and re-subdivision of the project site into two (2) ground lots: one for the Main Campus (Lot 1) and one for the North Campus (Lot 2); and one (1) airspace lot (Lot 3) for the vacation of a portion of public right-of-way along Saticoy Street to allow for the construction of a pedestrian bridge connecting the Main Campus to the North Campus.

In conjunction with the Vesting Tentative Tract Map, the applicant is requesting a Vesting Zone Change and Height District Change from the [Q]C1-1VL and P-1VL zones to the (T)(Q)C2-1 Zone on the new North Campus; a Zoning Administrator's Determination to allow for existing 8-foot-tall perimeter fences and vehicular gates to remain within the front yards (along Cohasset Street and Keswick Street) and for the construction of a new 8-foot-tall-fence and vehicular gate within the front yard (along Cohasset Street) on the Main Campus, in lieu of the maximum height of 6 feet otherwise permitted in the front yard of the A1 Zone pursuant to LAMC Section 12.22 C.20(f); a Zoning Administrator's Determination, to allow for new structures related to the sports facilities on the new North Campus, including, but not limited to, a score board, netting and netting poles, lights and a pedestrian bridge, ranging in height from approximately 25 to 90 feet, in lieu of the 25-foot, 33-foot and 61-foot Transitional Height Limitations permitted within 0-199 feet of lots zoned RW1 or more restrictive pursuant to LAMC Section 12.21.1 A.10; a Zoning Administrator's Adjustment to allow: a maximum building height of 48 feet for the new Multistory Building on the Main Campus, in lieu of 45 feet otherwise permitted in the A1 Zone pursuant to LAMC Section 12.21.1; and the encroachment of a proposed above-grade pedestrian bridge and associated support structures into the required front and side yard setbacks in the RS and A1 zones on the west side of Saticoy Street, and reduced setbacks along Cohasset Street (front yard) and along the easterly property lines (side yards) in the A1 Zone for existing encroaching structures (bleachers and buildings) to remain on the Main Campus, in lieu of the setbacks otherwise required pursuant to LAMC Sections 12.07.1 C and 12.05 C (Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA). Lastly, the applicant is seeking a Plan Approval to allow the continued use and operation of an existing High School in the A1 and RS zones and the expansion of the High School to the property located across the street (North Campus), and to modify certain conditions of the original Conditional Use grant under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1.

The Vesting Tentative Tract Map describes and illustrates land uses consistent with the proposed zoning and General Plan land use designation on the subject property. School uses are permitted in commercial zones by right and are permitted in residential zones via Conditional Use. As previously stated, the project involves two concurrent cases, Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA and CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, to permit improvements and the expansion of the existing high school campus. As such, with approval of the two concurrent cases, the proposed project would be entirely consistent with the applicable requirements of the LAMC and State law.

Section 17.05 C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. LAMC Section 17.06 B lists the map requirements for a tentative tract map. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. The project is entirely consistent with the requirements of a vesting tentative tract map, and with the approvals of the concurrent cases, the project's proposed development standards will also be entirely consistent with the requirements of the LAMC and State law. In the event that the

concurrent cases are not approved, the project has been conditioned to modify the requested tract map herein to ensure conformity with all applicable subdivision regulations. Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05 C, and 17.06 B of the Los Angeles Municipal Code.

**b. The design and improvement of the proposed subdivision are consistent with the applicable general and specific plans.**

Pursuant to Section 66418 of the Subdivision Map Act, “design” of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.”

Sections 17.05 C of the LAMC enumerates the design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. Section 17.05 C, third paragraph, further establishes that density calculations include the areas for residential use and areas designated for public uses, except for land set aside for street purposes (“net area”). LAMC Section 17.06 B lists the map requirements for a tentative tract map. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC. The project is entirely consistent with the requirements of a vesting tentative tract map, and with the approvals of the concurrent cases, the project’s proposed development standards will also be entirely consistent with the requirements of the LAMC and State law. In the event that the concurrent cases are not approved, the project has been conditioned to modify the requested tract map herein to ensure conformity with all applicable subdivision regulations. Therefore, the proposed map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05 C, and 17.06 B of the Los Angeles Municipal Code.

The design and layout of the Vesting Tentative Tract Map are consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code as well as the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan and are not subject to any specific plan requirements. For the purposes of approving a subdivision, the “design” of the tract map refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout and building design. Easements and/or access and “improvements” refer to the infrastructure facilities serving the subdivision. Several public agencies (including, Building and Safety, Bureau of Engineering, Fire Department, and Bureau of Street Lighting) have reviewed the map and found the subdivision design satisfactory. These agencies have imposed improvement requirements and/or conditions of approval. The subdivision will be required to comply with all regulations pertaining to grading, building permits, and street improvement permit requirements. Conditions of Approval for the design and improvement of the subdivision are required to be

performed prior to the recordation of the tract map, building permit, grading permit, or certificate of occupancy. Therefore, as conditioned, the design and improvement of the proposed subdivision is consistent with the intent and purpose of the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan and the General Plan.

**c. The site is physically suitable for the proposed type of development.**

The project site comprises two parcels identified as the existing Main Campus and the proposed North Campus bifurcated by Saticoy Street. The Main Campus is comprised of three lots and has a lot area of 916,137 square feet, approximately 21 acres. The Main Campus has approximately 666 feet of frontage along the west side of Saticoy Street, approximately 273 feet of frontage along the south side of Keswick Street, approximately 636 feet of frontage along the east side of Chaminade Avenue, and approximately 808 feet of frontage along the north side of Cohasset Street. The proposed North Campus is comprised of three lots having a lot area of 210,428 square feet, approximately 4.83 acres. The proposed North Campus has 788 feet of frontage along the east side of Saticoy Street and approximately 244 feet of frontage along the west side of Woodlake Avenue.

The existing high school encompasses approximately 21.03 acres on the Main Campus, with facilities including 37 classrooms, administrative and support offices, a library, a student center building that can accommodate 928 seats, a performing arts center with 360 seats, a fine arts building, a campus ministry building, a lighted football field with bleachers with 2,500 seats, a basketball gymnasium with bleachers with 1,000 seats, a baseball field with bleachers, and a pool. The existing buildings on the Main Campus total 156,768 square feet of floor area. In addition, the Main Campus currently provides 462 vehicular parking spaces.

The parcel of land on which the North Campus is proposed, is currently improved with a single-story, multi-tenant commercial mini-shopping center and surface parking lot, built between 1962 to 1964. The shopping center is currently occupied with retail, restaurant, dry cleaner, and grocery store tenants.

As previously stated, the project involves the expansion of an existing high school campus. The revised campus plan would include a total lot area of approximately 25.86 acres, inclusive of: 1) a new three-story school building, updated parking areas, remodeled athletic fields, new student quads, and renovated classrooms, student service centers and offices on the existing campus; 2) an expanded school campus area of approximately 4.83 acres located across Saticoy Street, proposed for new athletic fields, an aquatic center/outdoor swimming pool, accessory facilities/structures and associated surface parking facilities; and 3) a new pedestrian bridge across Saticoy Street. The revised campus plan for the high school would include a total of 196,468 square feet of floor area equating to a floor area ratio (FAR) of approximately 0.17:1 and will have 501 on-site vehicle parking spaces and 78 bicycle parking spaces. In conjunction with the proposed site improvements, the applicant is seeking a Vesting Tentative Tract Map for the merger and re-subdivision of the project site into two (2) ground lots: one for the Main Campus (Lot 1) and one for the North Campus (Lot 2); and one (1) airspace lot (Lot 3) for the vacation of a portion of public right-of-way along Saticoy Street to allow for the construction of a pedestrian bridge connecting the Main Campus to the North Campus.

The Main Campus is zoned A1-1 and RS-1 is designated for Very Low and Low Residential land uses, respectively. The new North Campus is currently zoned [Q]C1-1VL and P-1VL and



is designated for Neighborhood Office Commercial land uses. The project is requesting a Vesting Zone Change to change the current [Q]C1-1VL and P-1VL zoning of the North Campus to the (T)(Q)C2-1 Zone. The subject property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The existing Main Campus falls within an Equine Keeping Area in the City of Los Angeles (ZI-2438).

Properties surrounding the existing Main Campus are located within the RE11-1 and RS zones and are generally improved with single-family residential uses and a public park. The abutting properties located along the north side of the project site, along and across Keswick Street, and along Atron Avenue to the west, are zoned RE11-1 and improved with single-family residential homes. The properties located to the west of the project site, abutting and across Chaminade Avenue, are zoned RE11-1 and improved with single-family residential homes. The properties located to the south and across Cohasset Street are zoned RE11-1 and improved with a single-family residential homes and Four Oaks Park. The properties to the east and abutting, are zoned RS-1 and improved with single-family residential homes.

Properties surrounding proposed North Campus are located within the RS-1, [Q]C1.5-1VL, (Q)RD5-1A1-1VL zones, and are generally improved with single-family residential uses and an automotive repair shop. The properties located to the north of the project site and abutting, are zoned RS-1 and improved with single-family residential uses. The properties located to the west and south of the project site across Saticoy Street, are zoned RS-1 and improved with single-family residential uses, as well as an academic building and a surface parking lot associated with the Main Campus. The property directly abutting to the south and east of the project site, at the northwest corner of Saticoy and Woodlake Avenue, is zoned [Q]C1.5-1VL and improved with an automotive repair shop. Finally, the properties located to the east and across Woodlake Avenue are zoned (Q)RD5-1 and A1-1VL and improved with single-family residential homes.

The project site is located within approximately 11.91 kilometers of the nearest fault zone (Simi – Santa Rosa Fault Zone). The project site does not fall within an Alquist-Priolo Fault Zone, a Preliminary Fault Rupture Study Area, Flood Zone, Landslide Area, Tsunami Inundation Zone, a Very High Fire Hazard Severity Zone, Methane Hazard Site or Hillside Area. The project site is located in a Liquefaction Area and a BOE Special Grading Area. The Department of Building and Safety, Grading Division, will require that the project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Removal of trees on-site and street trees through the development of the proposed project will be replaced as per requirements of the Bureau of Street Services, Urban Forestry Division.

Lastly, a Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program, were prepared under Case No. ENV-2023-1255-MND for the proposed project, in compliance with CEQA. It was found that potential negative impacts related to Air Quality, Geology and Soils, Hazard and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources could occur due to implementation of the project; however, these impacts would be reduced to less-than-significant levels with mitigation. The MND was circulated for public review from June 13, 2024 through July 15, 2024. Planning Staff received an MND Response Letter dated July 12, 2024 from the West Hills Neighborhood Council, the details of which are further discussed in the Public Responses

Section above. Therefore, material evidence supports that the project site is physically suitable for the proposed type of development.

**d. The site is physically suitable for the proposed density of development.**

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city, are allocated based on the type of land use, physical suitability and future population growth are expected to occur.

The project site is located in the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area one of 35 Community Plans which form the land use element of the General Plan. The project site comprises two parcels identified as the existing Main Campus and the proposed North Campus bifurcated by Saticoy Street. The Main Campus is zoned A1-1 and RS-1 is designated for Very Low and Low Residential land uses, respectively. The new North Campus is currently zoned [Q]C1-1VL and P-1VL and is designated for Neighborhood Office Commercial land uses. The project is requesting a Vesting Zone Change to change the current [Q]C1-1VL and P-1VL zoning of the North Campus to the (T)(Q)C2-1 Zone under Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA. Upon approval, the proposed (T)(Q)C2-1 Zone would be consistent with the underlying land use designation. The subject property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance.

the project involves the expansion of an existing high school campus. The revised campus plan would include a total lot area of approximately 25.86 acres, inclusive of: 1) a new three-story school building, updated parking areas, remodeled athletic fields, new student quads, and renovated classrooms, student service centers and offices on the existing campus; 2) an expanded school campus area of approximately 4.83 acres located across Saticoy Street, proposed for new athletic fields, an aquatic center/outdoor swimming pool, accessory facilities/structures and associated surface parking facilities; and 3) a new pedestrian bridge across Saticoy Street. The revised campus plan for the high school would include a total of 196,468 square feet of floor area equating to a floor area ratio (FAR) of approximately 0.17:1 and will have 501 on-site vehicle parking spaces and 78 bicycle parking spaces. In conjunction with the proposed site improvements, the applicant is seeking a Vesting Tentative Tract Map for the merger and re-subdivision of the project site into two (2) ground lots: one for the Main Campus (Lot 1) and one for the North Campus (Lot 2); and one (1) airspace lot (Lot 3) for the vacation of a portion of public right-of-way along Saticoy Street to allow for the construction of a pedestrian bridge connecting the Main Campus to the North Campus.

Properties surrounding the existing Main Campus are located within the RE11-1 and RS zones and are generally improved with single-family residential uses and a public park. The abutting properties located along the north side of the project site, along and across Keswick Street, and along Atron Avenue to the west, are zoned RE11-1 and improved with single-family residential homes. The properties located to the west of the project site, abutting and across Chaminade Avenue, are zoned RE11-1 and improved with single-family residential homes. The properties located to the south and across Cohasset Street are zoned RE11-1 and improved with a single-family residential homes and Four Oaks Park. The properties to the east and abutting, are zoned RS-1 and improved with single-family residential homes.

Properties surrounding proposed North Campus are located within the RS-1, [Q]C1.5-1VL, (Q)RD5-1A1-1VL zones, and are generally improved with single-family residential uses and an automotive repair shop. The properties located to the north of the project site and abutting, are zoned RS-1 and improved with single-family residential uses. The properties located to the west and south of the project site across Saticoy Street, are zoned RS-1 and improved with single-family residential uses, as well as an academic building and a surface parking lot associated with the Main Campus. The property directly abutting to the south and east of the project site, at the northwest corner of Saticoy and Woodlake Avenue, is zoned [Q]C1.5-1VL and improved with an automotive repair shop. Finally, the properties located to the east and across Woodlake Avenue are zoned (Q)RD5-1 and A1-1VL and improved with single-family residential homes.

Based on the density calculation and land uses in the vicinity, this subdivision involves a density consistent with the General Plan and Zoning affecting the site. There are no known physical impediments or hazards that would be, materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the project is located. Therefore, the site is physically suitable for the proposed density of development.

- e. The design of the subdivision and the proposed improvements are not likely to cause substantial environment damage or substantially and avoidably injure fish or wildlife or their habitat.**

Both the project site and surrounding area are urbanized, have been developed and improved with structures for many decades, and do not provide natural habitat for either fish or wildlife. Additionally, a Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program, were prepared under Case No. ENV-2023-1255-MND for the proposed project, in compliance with CEQA. It was found that potential negative impacts related to Air Quality, Geology and Soils, Hazard and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources could occur due to implementation of the project; however, these impacts would be reduced to less-than-significant levels with mitigation. Therefore, as the subject site is located in a developed area of the City of Los Angeles, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidably injury to fish or wildlife or their habitat.

- f. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.**

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandate by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The project is not located on a hazardous materials site, flood hazard area, nor is it located on a site having unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. Additionally, the Bureau of Engineering has reported that the proposed subdivision will does not violate the existing California Water Code because the subdivision will be connected to the public sewer system, where collected sewage is directed

to sewer treatment plants which have been upgraded to meet Statewide Ocean Discharge Standards.

The parcel of land on which the North Campus is proposed, is currently improved with a single-story, multi-tenant commercial mini-shopping center and surface parking lot, built between 1962 to 1964. The shopping center is currently occupied with retail, restaurant, dry cleaner, and grocery store tenants. At the southeast corner of the parcel is a [Q]C1.5-1VL zoned lot that is not part of the project, and is currently developed with an auto repair shop. In order to assess the recognized environmental conditions (RECs) on North Campus, due to the presence of the dry cleaner and auto repair use, the applicant prepared a Phase I and Phase II Environmental Site Assessment. Based on the results of the limited Phase II sampling, the environmental consultant recommends remediating the shallow perchloroethylene (PCE)-impacted soil vapor to mitigate potential vapor intrusion risk. As a result, Planning has incorporated Mitigation Measure MM-HAZ-1 into the Mitigation Negative Declaration Report (Case No. ENV-2023-1255-MND), requiring the soil vapor to be remediated to the satisfaction of the Los Angeles Fire Department and the Department of Building and Safety.

Therefore, no adverse impacts to the public health or safety would occur as a result of the design and improvement of the site, and the design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

**g. The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area. Necessary public access for roads and utilities or the termination of such roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at-large for access through or use of property within the proposed subdivision.

**h. The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. (Ref. Section 66473.1)**

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcels to be subdivided, and other design and improvement requirements. A final solar report will be submitted to the Advisory Agency prior to the recordation of the final map as a condition of approval of the request herein.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the vesting tentative tract map was

filed. Prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes, and the height of buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 84101.