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March 24, 2025

VIA ELECTRONIC DELIVERY

The Honorable Los Angeles City Planning Commission
City of Los Angeles
200 North Spring Street, Room 272
Los Angeles, CA 90012
E-Mail: cpc@lacity.org

Re: CHAMINADE COLLEGE PREPARATORY, HIGH SCHOOL – RESPONSE TO DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORTS
Case Nos.: VTT-84101-1A, CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, CPC-2023-1254-VZC-HD-ZAD-ZAA & ENV-2023-1255-MND
Project Addresses: 7500 Chaminade Avenue, 23241 Cohasset Street & 23260 Saticoy Street, 23217-23255 Saticoy Street & 7619-7629 Woodlake Avenue
City Planning Commission Public Hearing Date: March 27, 2025 (Item Nos. 8, 9 & 10)

Dear President Lawshe and Honorable Commissioners,

On behalf of our client, Chaminade College Preparatory (“Chaminade”), the Owner and Applicant in the above-referenced matter, we thank you, Ms. Heather Beemers and Ms. Esther Ahn for the opportunity to review and respond to the Department of City Planning Recommendation Reports (“Staff Reports”) for the above-referenced cases. The subject cases propose revisions and upgrades to the approximately 21-acre Chaminade College Preparatory high school campus property located at 7500 Chaminade Avenue, 23241 Cohasset Street and 23260 Saticoy Street on the south/west side of Saticoy Street (the existing “Main Campus”), and the expansion of the high school to the approximately 4.83-acre property located across the street at 23217-23255 Saticoy Street and 7619-7629 Woodlake Avenue on the north/east side of Saticoy Street (the new “North Campus”) in the West Hills community. This Project, seven years in the making, will modernize and upgrade the campus facilities, by providing much-needed academic and athletic facilities as a means of maintaining and further enhancing the educational experience, student wellness opportunities, and campus safety and security, while also providing additional on-site parking and continuing to operate with the utmost sensitivity to neighbors.

We very much appreciate the thorough and well-written Staff Reports prepared by Ms. Bleemers and Ms. Ahn, and we are in support of their recommendations to deny the appeal and sustain the Advisory Agency’s determination for Case No. VTT-84101, to approve the recommended actions for Case Nos. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and CPC-2023-1254-VZC-HD-ZAD-ZAA, and to adopt the Mitigated Negative Declaration under Case No. ENV-2023-1255-MND. Through this letter, we submit two important comments on the Staff Reports for your consideration, related to the approval of the proposed pedestrian bridge that will connect the Main and North Campuses (as discussed in **Section A**, below) and pertaining to the

additional conditions of approval proposed by the West Hills Neighborhood Council (as discussed in **Section B**, below).

**A. REQUEST TO ADD “REVOCATION DISCLAIMER” LANGUAGE
PERTAINING TO THE PEDESTRIAN BRIDGE REVOCABLE PERMIT**

Chaminade originally requested approval of an airspace subdivision and lot (proposed Lot 3), as part of proposed Vesting Tentative Tract Map No. 84101 (the “Map”), to allow for the vacation of a portion of the public right-of-way over and along Saticoy Street for the construction and maintenance of the proposed pedestrian bridge connecting the Main and North campus. The airspace lot was requested in lieu of a revocable permit (or “R-Permit”) to provide assurance for Chaminade that the pedestrian bridge encroachment rights would not be revoked by the City at any given time as otherwise permitted through a revocable permit. The pedestrian bridge is essential to the implementation of the school campus plan, providing crucial pedestrian safety and security for Chaminade students, faculty, staff and visitors. The ability for the City of Los Angeles to unilaterally revoke the bridge permit poses a grave uncertainty for the future operation of the expanded campus. Nonetheless, we understand and accept that the airspace lot was denied by the Advisory Agency, per the Bureau of Engineering’s (“BOE”) recommendation, and instead an R-Permit is required for the proposed pedestrian bridge.

However, as we prepare to initiate the R-Permit application process, we have requested language from BOE to provide assurance for Chaminade that the investment in the pedestrian bridge and the revised campus plan, which requires physical connection between the Main and North Campuses, will not be put at risk of City revocation, unless the bridge poses a threat to public safety due to lack of maintenance or is at risk of failure. In response, BOE produced and provided proposed “Revocation Disclaimer for Significant Improvements” language which we are in support of and have referenced below. **We respectfully request that the City Planning Commission incorporate the BOE-proposed “Revocation Disclaimer for Significant Improvements” language, referenced below in bold text, in BOE Condition No. 5 of Case No. VTT-84101-1A and (T) Condition No. 2.e of Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA:**

- That, the subdivider obtain a revocable permit with the Valley District Office of BOE for the proposed pedestrian bridge over Saticoy Street.

REVOCATION DISCLAIMER FOR SIGNIFICANT IMPROVEMENTS: Vacation of the right-of-way to construct the improvements was not preferred at this time, and a Revocable Permit is recommended in lieu. While the improvements are not required as a development Condition of Approval, and given that the improvements constitute significant private encroachments into the public right-of-way, the City recognizes that the improvements would generally remain in place indefinitely. As such, this permit is not being issued with the intent of revocation in the foreseeable future. Any consideration of revocation of permit will primarily be triggered by the failure of the permittee to properly maintain the improvements and thereby hinder the safety of other facilities or users of the right-of-way. Notice, and the opportunity to rectify any

deficiencies, will be provided prior to any permit revocation consideration. Lastly, revocation of this R-permit would be considered by the Board of Public Works.

B. REQUEST TO ADD VOLUNTARY CONDITIONS IN RESPONSE TO WEST HILLS NEIGHBORHOOD COUNCIL REQUEST FOR ADDITIONAL PROPOSED CONDITIONS ON AUGUST 22, 2024

The West Hills Neighborhood Council (WHNC) Zoning & Planning Committee previously requested additional proposed conditions, dated August 22, 2024, that address: 1) Landscaping on the North Campus for additional screening for the abutting residents immediately to the north and across the street to the east; 2) The Traffic Management Program; and 3) The intent to keep communications open with the WHNC if community concerns arise regarding noise and facility use during the construction and operation of the North Campus (see attached “Exhibit A: West Hills Neighborhood Council Additional Proposed Conditions”). Chaminade agrees to the WHNC’s additional proposed conditions but proposes alternative language as voluntary conditions, for consistency with the typical format and structure of Department of City Planning conditions and to ensure the conditions do not result in major impacts to the proposed Project plans due to physical site or operational constraints. In addition, some of the conditions are already addressed in the Conditions of Approval recommended in the Staff Report, as further discussed below.

For your review and consideration, below is a discussion of the conditions proposed by the WHNC, organized by the three relevant topic areas, with the *WHNC’s proposed conditions appearing in italicized text*, followed by **Chaminade’s response and/or proposed alternative voluntary conditions which appear in bold text**:

1. LANDSCAPING ON THE NORTH CAMPUS

WHNC Proposed Conditions

- 1) *To include trees as close to the northern property line as possible and to fully screen and infill where needed to provide coverage for the abutting residential homes.*
- 2) *To include trees along the most easterly side of the site along Woodlake Avenue, to provide screening to the residential homes on Woodlake as well as use of the pool.*
- 3) *To contact the homeowners of the northern abutting properties regarding an offer from Chaminade to provide trees on their properties for the purpose of screening.*

Chaminade Response and Proposed Alternative Voluntary Conditions

The athletic field and swimming pool proposed on the North Campus have been strategically located and designed to meet minimum sports industry standards. As such, planting additional on-site trees at the specific locations requested by the

WHNC would result in substandard conditions for the new athletic facilities. In addition, to require tree plantings immediately next to a swimming pool would introduce operational and maintenance challenges, as falling leaves tend to clog up pool pump equipment. In addition, a pathway must be maintained along the eastern edge of the pool, to allow for pool cleaning and maintenance, leaving no room to plant on-site trees. Due to these physical, operational and maintenance constraints, we offer the following proposed alternative conditions, which meet the intent of the WHNC's conditions without impacting the Project plans:

- **On the North Campus, the Applicant shall plant trees on-site as close to the northern property line as possible, without impacting or displacing proposed project structures, buildings and athletic and parking facilities, to provide screening/infill for the abutting residential homes to the north. Where on-site tree planting is not possible, the Applicant shall contact the homeowners of the northern abutting properties to offer to provide trees for homeowners to plant on their properties for the purpose of screening as needed.**
- **On the North Campus along the easterly side of the proposed pool along the Woodlake Avenue frontage, the Applicant shall plant on-site trees, only to the extent possible or feasible without impacting the proposed location and size of the pool and without obstructing pedestrian pathways and creating pool operational and maintenance issues, to provide screening for the residential homes to the east across Woodlake Avenue.**

2. TRAFFIC MANAGEMENT PROGRAM

WHNC Proposed Conditions

- 1) *Subsequent to review of the Traffic Study, the WHNC requested a Traffic Management Program to be submitted with the expansion proposal.*
- 2) *We request the traffic program includes a plan with the following; diagrams with drop-offs and pick-ups for vehicles and buses, locations and times for the pick-ups, drop-offs and which gates will be open and used at what times of the day and which gates will be used for students that drive.*

Chaminade Response

The two above Traffic Management Program conditions have already been incorporated by Planning Staff in Modified Condition No. A.16 of Case No. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and Condition No. 3 of Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA. In satisfaction of the two above conditions requested by the WHNC, the plan details drop-off and pick-up locations and operations as well as the times that gates will be open.

3. NOISE AND FACILITY USE ISSUES

WHNC Proposed Conditions

- 1) *The WHNC requests that during construction and following the opening of the sports facility, Chaminade hold public meetings with the WHNC Zoning committee every six (6) months or as issues arise from the community.*
- 2) *The Zoning Administrator/Decision Maker shall reserve the right to impose additional corrective Conditions if proven necessary for the protection of persons in the neighborhood or occupants of the adjacent properties.*

Chaminade Response and Proposed Alternative Voluntary Conditions

Regarding the first Noise and Facility Use Issues condition, Chaminade agrees to keep the WHNC Zoning & Planning Committee apprised of construction and operation activities after construction commences on the North Campus, when requested by the WHNC should issues arise. However, to require Chaminade to attend a public meeting every six months, as suggested by the WHNC, would be onerous and burdensome for Chaminade. We instead offer the following alternative voluntary condition language, to require attendance at a public meeting only if/as issues arise, for your consideration:

- **Should noise or facility use concerns arise in the immediate community related to the construction and operation of the proposed facilities on the North Campus, as relayed to the Applicant by the West Hills Neighborhood Council, the Applicant shall attend a public meeting with the West Hills Neighborhood Council Zoning & Planning Committee to address those concerns and provide an update.**

Regarding the second Noise and Facility Use Issues condition, please note it is already addressed in the Staff Reports, in Case No. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 as Condition No. C.67 and in Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA as Condition No. 36, as follows:

- **Staff Recommended Condition: *Corrective Conditions.*** *The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.*

Based on the discussion above, we respectfully request the addition of the three bolded Chaminade Proposed Alternative Voluntary Conditions, as included above, to Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA. All three conditions meet the intent of the conditions proposed by the WHNC, but without introducing impacts to the proposed North

Campus plan or an unnecessary burden on Chaminade, while the other proposed conditions are already addressed in Conditions of Approval recommended by Staff.

This concludes our Staff Report comments. On behalf of Chaminade College Preparatory, thank you for your time and consideration in this matter. Your approval of our request for additional condition language will help to ensure that Chaminade's plans for the construction and operation of the pedestrian bridge, and the necessary revocable permit process, move forward successfully, and will address the intent of the requests from the West Hills Neighborhood Council. If you have any questions or require additional information, please do not hesitate to contact me at (818) 716-2797 or at jessica@raa-inc.com.

Sincerely,



Jessica Pakdaman
ROSENHEIM & ASSOCIATES, INC.

cc: Ms. Heather Bleemers, LA City Planning
Ms. Esther Ahn, LA City Planning
Ms. Hannah Lee, Office of Councilmember John Lee (Council District 12)
Mr. Dan Rosales, Office of Councilmember John Lee (Council District 12)
Mr. Bert Moklebust, Bureau of Engineering, Department of Public Works
Ms. Quyen Phan, Bureau of Engineering, Department of Public Works
Mr. Robert S. Webb, Chaminade College Preparatory
Mr. Chris Landon, Chaminade College Preparatory
Ms. Charlene Rothstein, West Hills Neighborhood Council
Mr. Bill Rose, West Hills Neighborhood Council
Ms. Penny Newmark, West Hills Neighborhood Council

**EXHIBIT A:
WEST HILLS NEIGHBORHOOD COUNCIL
ADDITIONAL PROPOSED CONDITIONS**

West Hills Neighborhood (WHNC) Council Zoning & Planning

August 22, 2024

Additional Proposed Conditions

Chaminade Expansion Proposal

Case #CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, Cpc-2023-1254-VZC-HD-ZAD-ZAA

Landscaping on the North Campus:

- 1) To include trees as close to the northern property line as possible and to fully screen and infill where needed to provide coverage for the abutting residential homes.
- 2) To include trees along the most easterly side of the site along Woodlake Avenue, to provide screening to the residential homes on Woodlake as well as use of the pool.
- 3) To contact the homeowners of the northern abutting properties regarding an offer from Chaminade to provide trees on their properties for the purpose of screening.

Traffic Management Program:

- 1) Subsequent to review of the Traffic Study, the WHNC requested a Traffic Management Program to be submitted with the expansion proposal.
- 2) We request the traffic program includes a plan with the following; diagrams with drop-offs and pick-ups for vehicles and buses, locations and times for the pick-ups, drop-offs and which gates will be open and used at what times of the day and which gates will be used for students that drive.

Noise and Facility Use Issues:

- 1) The WHNC requests that during construction and following the opening of the sports facility, Chaminade hold public meetings with the WHNC Zoning committee every six (6) months or as issues arise from the community.
- 2) The Zoning Administrator/Decision Maker shall reserve the right to impose additional corrective Conditions if proven necessary for the protection of persons in the neighborhood or occupants of the adjacent properties.