



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: MAY 1, 2025

Case No.: CPC-2009-1477-CU-ZV-ZAA-SPR-PA1

Council District: 12 – Lee

CEQA: ENV-2023-1255-MND

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Related Cases: CPC-2023-1254-VZC-HD-ZAD-ZAA; VTT-84101-1A

Project Site: 7500 North Chaminade Avenue (7500 North Chaminade Avenue;
23241 West Cohasset Street; 23260 West Saticoy Street)

Applicant: Robert S. Webb, Chaminade College Preparatory
Representative: Jessica Pakdaman, Rosenheim & Associates, Inc.
Dave Rand, Rand Paster Nelson

At its meeting of **March 27, 2025**, the Los Angeles City Planning Commission took the actions below in conjunction with the following project:

Expansion of an existing high school campus with no increase in student enrollment. Proposed changes to the subject property (“Main Campus”) would include a partial demolition of existing surface parking lots, the demolition of approximately 32,204 square feet of existing classroom buildings (17 classrooms), including the removal of existing portable buildings, and the addition of approximately 60,760 square feet of new floor area within a new Multistory Building to include new administrative, counseling, library, multi-purpose, classroom and laboratory areas with 19 new classrooms (for a net increase of 2 classrooms), a new pedestrian bridge over Saticoy Street to connect the Main Campus to the new North Campus which the school will expand to pursuant to Related Case No. CPC-2023-1254-VZC, HD-ZAD-ZAA), renovation of existing offices, improvement of new student quads, remodel of an existing athletic field and an existing parking lot, renovation of existing offices, and the addition of Electric Vehicle (EV) parking and charging stations within most of the existing surface parking lots.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-1255-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions on the Project; and **adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program;
2. **Approved**, pursuant to Section 12.24 M of the Los Angeles Municipal Code, a Plan Approval to allow the continued use and operation of an existing High School in the A1 and RS zones, to modify certain conditions of the original Conditional Use grant under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR;
3. **Adopted** the attached Conditions of Approval; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Saitman
Second: Cabildo
Ayes: Diaz, Klein, Lawshe, Mack, Newhouse, Zamora
Absent: Choe

Vote: 8 – 0



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission as it relates to the Plan Approval is appealable to the Los Angeles City Council within 15 days after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles, CA 90012 or 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401

FINAL APPEAL DATE: MAY 16, 2025

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions of Approval, Findings, Appeal Filing Procedure

cc: Heather Bleemers, Senior City Planner
Esther Ahn, City Planner

CONDITIONS OF APPROVAL

Pursuant to Section 12.24 M of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property, with modifications (~~strike through to delete~~ and **bold and underline** to add):

A. Entitlement Conditions

1. **[MODIFIED]** ~~The Chaminade College Preparatory High School shall be limited to the existing and proposed structures, limited to occupancy by students, school personnel, and visiting guests as outlined on page P0.F of the site plans. (Exhibit B1)~~ **The existing and new uses and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", dated 2/1/2024.**

2. **[MODIFIED]** A total of 40,914 **approximately 32,204** square feet of existing floor area will be demolished to ultimately accommodate no more than 86,200 **approximately 63,410** square feet of new construction **(including an approximately 2,650-square-foot bridge to cross over Saticoy Street, which is also subject to Revocable Permit approval), in addition to approximately 124,564 square feet of existing floor area to remain,** for a total floor area of ~~203,896~~ **approximately 187,974** square feet **upon full buildout of the Project.** The demolition and construction of structures shall be in substantial conformance with the ~~attached phasing plan, identified as Exhibit D4~~ **demolition plan and site plans included in Exhibit "A" dated 2/1/2024.**

3. **[MODIFIED]** The total development of the new structures shall be limited to following **approximate** maximum floor areas **as also noted in Exhibit "A" dated 2/1/2024** (See Exhibit B4):
 - Library/Student Center/Lunchroom: 30,000 square feet
 - Performing Arts Center: 25,000 square feet
 - Auxiliary Athletic Complex: 18,000 square feet
 - Aquatic Complex (Pool)/Parking: 7,400 square feet with 24 new parking spaces
 - Pool House: 3,600 square feet
 - Pool Equipment Shelter: 1,300 square feet
 - Maintenance Building: 900 square feet
 - A 36-foot tall, mesh-type fence and landscaping for the baseball field
 - A 16-foot tall, text-only, LED pole sign for on-site identification and informational purposes only (Exhibit B3)
 - **On the Main Campus: Multi-Story Building (with administrative, counseling, library, multipurpose room, classroom and laboratory areas): 60,760 square feet.**
 - **Pedestrian Bridge connecting the Main and North Campuses: 2,650 square feet (also subject to Revocable Permit approval)**

4. The primary use of the subject property shall be limited to a private school, grades 9 through 12, with a maximum enrollment of 1,360 students.

5. **[MODIFIED]** Use Restrictions.
 - a. Rental or lease of the batting cage facilities or athletic fields located on the school campus is not permitted for any purpose, **except as permitted under Planning Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA.** Rental or lease of other on-site

facilities is limited to activities solely to the general educational purpose of the institution. [The term "rental of the facilities" is not dependent upon the payment of a fee].

- b. Parking on-site shall not be utilized for events or uses occurring at off-site locations, unless the off-site event occurs on a weekend, in the summer, and does not coincide with a Special Event at the school.
 - c. Filming exclusively for commercial purposes and without active student participation, shall be prohibited on the property. All filming shall be limited between the hours of 8:00 a.m. to 8 p.m., Monday through Friday. The use of artificial light is prohibited.
 - d. No incidental gaming activities as defined in Section 12.21-A,13, shall be permitted on the site.
6. **[MODIFIED]** Hours of Operation Shall Observe the Following Limitations, **unless otherwise permitted elsewhere in the conditions.**
- a. For daytime classroom instruction: 6:30 a.m. to 6:00 p.m., Monday through Friday. Evening classes, occurring no more than four times weekly is to conclude by 10:00 p.m. Saturday classroom instruction is limited to the hours of 8:00 a.m. to 6:00 p.m. No classroom instruction is permitted on Sunday.
 - b. For gymnasium use: 6:30 a.m. to 10:00 p.m., Monday through Friday; 8:30 a.m. to 10:00 p.m. on Saturday; and 8:30 a.m. to 8:00 p.m. on Sunday. No Saturday game or practice session shall begin prior to 8:30 a.m. No congregating on the school site for the purpose of these activities shall occur prior to 8:30 a.m. on Saturdays and Sundays. An instructor or school staff member shall be present at the subject site at least one half hour prior to the designated start times to monitor student activities/arrivals to assure that noise impacts on the adjacent neighbors are minimized.
 - c. For Athletic Field/Stadium use: **Main Campus:** Shall have hours of 7:00 a.m. to 10:00 p.m., Monday through Friday; Saturday use is limited to 8:00 a.m. to 9 p.m., and; 9:00 a.m. to 8:00 p.m. on Sunday. No more than 15 Sundays per year will be allowed. Athletic use is not permitted on national holidays. No congregating on the site for the purpose of these activities shall occur before the permitted hours. An instructor/school staff member shall be present at the subject site at least one-half hour prior to the designated start times to monitor student activities/arrivals to assure that noise impacts on the adjacent neighbors are minimized.
 - d. For Aquatic Complex/Pool use: Shall have hours of 8:00 a.m. to 8:00 p.m., Monday through Friday. Saturday use is limited to 10:00 a.m. to 7:00 p.m. Athletic use is not permitted on Sundays or national holidays.
 - e. Batting Cages. The batting cages shall be restricted to the sole use of Chaminade students and staff. **Main Campus: No use of the cages shall occur between 8:00 p.m. and 8:00 a.m., the following day (Shall be limited to 8:00 a.m. to 8:00 p.m., Monday through Saturday. No use of the batting cages is permitted on Sundays and national holidays.**
 - f. Teacher preparations, normal school maintenance, parent conferences with teachers, school board meetings and similar customary school activities

cumulatively limited to 451 vehicles on the property at one time, **consistent with the minimum parking required per the Conditional Use under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR, or cumulatively limited to 501 vehicles on the property at one time upon full buildout of the Project approved pursuant to this subject case and Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA,** may extend beyond the hours set forth above.

- g. Motorized sweeping of the parking lots and driveways and motorized landscape maintenance shall occur only between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday.
7. **[MODIFIED]** Height. With the exception of the **existing** 67-foot tall Performing Arts Center **and the new 48-foot tall Multi-Story Building authorized pursuant to Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA,** the height of the proposed new structures shall not exceed 45 feet in height above existing adjacent ground elevation for properties in the A1-1 Zone, and shall not exceed 36 feet in height for properties in the RS-1 Zone.
 - a. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of adjoining lots.
 - b. The number of auditorium seats in the Performing Arts Center, whether fixed or movable, shall not exceed 380 (not including musician, chorus, classroom, stage, or office seating).
 - c. The maximum occupancy of the building shall be determined by the Fire Department, prior to the issuance of the Certificate of Occupancy, and shall be so posted.
 8. **[MODIFIED]** Setbacks **on Main Campus.** With the exception of **existing structures to remain as of date of this approval, including** the **existing** proposed 36-foot tall fence for the baseball/**softball** field, all new structures abutting a single-family residence shall be located at a minimum distance of 35 feet from the property line.
 9. Sign. One (1) 16-foot tall, text-only, LED pole sign for on-site identification and informational purposes only, with an 8-foot tall pole, and a sign face with dimensions of 8 feet in height and 12 feet in width, will be allowed along the Saticoy Street frontage as shown on the site plans (Exhibit B4 **A dated 2/1/2024**). The pole sign will be in substantial conformance with Exhibit B3.
 10. Landscaping. For each new structure, and prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Planning Department in accordance with CP-6730.
 11. **[MODIFIED]** Marching Band practices **held outdoors** shall be limited to **the Main Campus with** the following locations and hours:
 - a. Evening Practice Sessions. A maximum **of 1 weekday** night per week in the outdoor stadium, between the hours of ~~6:30 p.m.~~ **6:00 p.m.** and 9:00 p.m., **and 1 weeknight per week, between the hours of 6:00 pm. and 8:00 p.m.,** to be completed with the lights turned out and the stadium vacated no later than **the required end time** ~~9:00 p.m.~~ Students leaving the campus ~~after 9:00 p.m.~~ shall be instructed that no playing of instruments shall occur after the end of the session;

this shall be strictly enforced by the school administration. The instructor or school staff shall monitor student activities and departures to ensure that noise impacts on adjacent neighbors are minimized.

- b. ~~Morning~~ **Daytime** Practice Sessions. In addition to the ~~one~~ **two weeknights permitted** as per **Condition 11.a.** above, a maximum ~~of 3 working-week~~ days (Monday through Friday) per week, **not to exceed 2 consecutive hours per day, between the hours of 7:50 a.m. and ending by 9:30 a.m. 8:00 a.m. and 3:00 p.m. shall be permitted.**
- c. **Band Camp:** An exception is made for no more than two weeks in the summer when ~~a~~-marching band camp is held, **allowed between the hours of 8:00 a.m. and 8:00 p.m., with a maximum of 4 hours per day for the outdoor playing of instruments (the 4 hours of outdoor playing of instruments need not be consecutive).**
- d. In all instances **stated in Conditions 11.b. and 11.c. above,** all students shall refrain from congregating at the practice site prior to 7:30 a.m. and ~~after 9:30 a.m. during the school year and between 7:30 a.m. and after noon during the two-week band camp~~ **the required end time,** to minimize noise impacts on adjacent neighbors. An instructor/school staff member shall be present at the subject location by 7:30 a.m. to monitor student activities and arrivals to ensure that noise impacts on adjacent neighbors are minimized. No instruments shall be played (including tuning, or "warming up") prior to the ~~7:50~~ **8:00** a.m. start time.
- e. **Saturday Sessions.** A cumulative total of five Saturday marching band "warm up" sessions, immediately prior to participation at athletic competitions, shall be permitted during the school year, with hours expressly limited to starting after 8:45 a.m. and ending before 5:00 p.m.

12. Special Events.

- a. No more than 18 "Special Events" are authorized. Special events are activities involving parents and/or other visitors where more than 451 vehicles are anticipated at one time. School administrative board meetings and parent/teacher meetings are excluded from the definition of "Special Events".
- b. Unless subsequently modified by the City Planning Commission, the 18 special events authorized on the property are as follows:
 - (1) Graduation - One per semester
 - (2) Varsity Football Games (not including playoffs) - Eight per year
 - (3) Also, nine additional days annually, for school performances, other athletic events, and school-related fundraising activities.
 - (4) A copy of the Calendar and List of Major Events shall be submitted to the appropriate Council District, West Hills Neighborhood Council, and residents within 500 feet of the school property at least 60 days prior to the beginning of each school year for their reference.
 - (5) Calendar Modifications. No variation to allow any "special" event that is not included on the Calendar shall be scheduled without a minimum 60-day

advance notification to the appropriate Council District, Neighborhood Council, and residents within 500 feet of the school property. (This requirement is not applicable to rescheduled/postponed sporting events).

- a. No more than one Special Event shall take place at one time on the subject property.
 - b. Permitted hours of special events shall be confined between the hours of 7:30 a.m. and 11 p.m., Monday through Saturday. By 11 p.m., all persons shall have vacated the property, other than administrative, janitorial, or security personnel.
 - c. An instructor or school staff member shall be present at all events to monitor student activities, arrivals and departures to ensure that noise impacts on adjacent neighbors are minimized.
13. Meetings. School administrative board meetings and parent/teacher meetings are not considered 'Special Events', but must conclude by 10:00 p.m.
14. Trash/Debris. School personnel shall monitor the streets, sidewalks, and parkways in the immediate vicinity for litter no later than the morning after the night of a special event and athletic game.

15. Parking.

- a. **[MODIFIED]** At least 451 permanent, striped parking spaces shall be provided on the site at all times consistent with the Conditional Use under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR. Upon full buildout of the Project approved pursuant to this subject case and Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA, at least 501 permanent, striped parking spaces shall be provided on-site between the Main Campus and North Campus, consistent with Exhibit "A" dated 2/1/2024. In conjunction with the construction of the aquatic complex, 24 new parking spaces will be constructed as shown on the plans (Exhibit B).
- b. The school shall inform parents, students, faculty and staff in writing on an annual basis of all rules regulating school traffic and parking. A copy shall be mailed to the City Planning Department at the same time. The school shall maintain a progressive disciplinary system of enforcement of the involved student(s) from school. The school administration shall maintain a list of license plate numbers of all staff and students permitted to park on campus and shall issue a parking tag to all families to be used when parents visit the school site.
- c. Except during special events, all faculty, administrators, other employees and visitors shall be instructed by persons acting on behalf of the school to park on-site at designated locations.
- d. Special Event Parking
 - (1) **[MODIFIED]** If a special event at the property is expected to attract more than 451 vehicles, or more than 501 vehicles after full buildout of the Project approved pursuant to this subject case and Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA, then off-site parking for vehicles in excess of the 451st vehicle (or in excess of the 501st vehicle after full Project buildout) shall be provided at the West Hills Hospital (located at 7300 Medical Center Drive)

and/or other locations which the school may secure, to the satisfaction of the City Planning Department. Those persons attending the event shall be instructed to park in such off-site parking locations (unless playing field parking is allowed on the campus). Note: In the event that the school secures another off-site parking facility in lieu of the existing site, the applicant must notify the City Planning Department, the West Hills Neighborhood Council, the Council Office, and residents within a 500-foot radius, in writing at least 90 days in advance.

(2) A free shuttle bus system shall be used between the off-site parking area(s) and the subject property. Shuttle vehicles shall be of a number and carrying capacity to facilitate the transport of persons to and from the property expeditiously. The use of temporary signage will be used to inform parents, students and visitors to park within the designated off-site area(s) and to use the shuttle system. Note: Text-only temporary signs are permitted for use during the day of the special event, and will be posted and removed at least one half hour prior to the event and removed one half hour after the conclusion of the event.

- e. Construction Parking. In the event that construction staging takes place within the parking areas, and if at least 20 spaces are encumbered for construction purposes, Chaminade shall provide an equal number of temporary off-site parking spaces at a secondary site. Off-site parking will not be permitted along adjacent streets. If the secondary site is not immediately adjacent to the campus, a shuttle shall be provided to transport students, staff, and visitors to and from the school.

16. **[MODIFIED]** Traffic Management Program. The school shall implement a **the updated Traffic Management Program, dated May 4, 2023,** to encourage carpooling amongst parents and students, bicycling, **the use of school buses,** and the use of public transit to reduce vehicular trips to school, **and to improve the efficiency of the drop-off and pick-up operations and help minimize any disruptions to non-school traffic flow in the vicinity of the school.** A copy of which **the updated Traffic Management Program** shall be provided to the Department of City Planning and the Council Office prior to the issuance of a **new** certificate of occupancy. A copy shall also be **posted available** on-site **in the Facilities Office, posted** online, sent by email, or regular mail to staff, students, and parents. Components of such efforts shall include:

- a. Appointing adult traffic monitors for the program, distribution of literature explaining the program, and maintaining a system to encourage and enable parents to form and participate in carpools.
- b. For each day that school is in session and for special events, parking monitors shall be required to be posted at each vehicular access driveway in order to direct traffic and minimize queuing of school visitor, student, and staff vehicles on adjacent residential streets, from blocking **the** public rights-of-way, private driveways, or otherwise adversely affecting traffic circulation for residents. Likewise they will discourage excessive noise from car horns, car radios, car alarms and loud voices, and to maintain smooth ingress to and egress from the parking areas.
- c. Traffic monitors shall be at the school for: (1) 30 minutes prior to the start of school through such time at which the gates are to be closed or have a security guard stationed at the gates; (2) One-half hour prior to the end of school through such

time at which the primary gates are to be closed or guarded, and; (3) One hour prior to the beginning of special events through such time at which the primary gates to the campus are to be closed or guarded.

- d. Once parking has reached capacity, traffic monitors shall direct traffic away from residential streets, and utilize cones and temporary signage wherever necessary, to re-direct traffic, discourage spillover traffic and parking on adjacent residential streets, and to direct drivers to the secondary parking area (West Hills Hospital), where the free shuttle will transport visitors back to the school. Note: In the event that the school secures another off-site parking facility in lieu of the existing site, the applicant must notify the City Planning Department, the West Hills Neighborhood Council, the Council Office, and residents within a 500-foot radius, in writing at least 90 days in advance.
 - e. Provide a safe and secure area for bicycle parking.
17. Delivery vehicles shall enter and exit the property from Cohasset Street only. The property owner shall instruct companies who deliver to do so between 7:30 a.m. and 6 p.m. but outside the stated hours of student drop off and pick up.
 18. Busses shall drop off and pick up students along Saticoy Street and Cohasset Street only. Buses are only permitted to park adjacent to the school along Saticoy Street or Cohasset Street, or adjacent to the park on the south side of Cohasset Street immediately across from the campus. Busses shall not keep the engine running while parked along Saticoy Street and Cohasset Street.
 19. Except for egress to accommodate pick up and drop off of students and emergency vehicle access, vehicular access via any local street or use of a private residential driveway for vehicular turn-around purposes is strictly prohibited.
 20. An Emergency Procedures Plan shall be established by identifying guidelines and procedures to be utilized in the event of fire, medical urgency, earthquake or other emergencies to the satisfaction of the Police Department and Fire Department prior to the issuance of a certificate of occupancy. A copy of such document shall be submitted to the City Planning Department upon its approval.
 21. A minimum of four state-licensed security guards shall provide security on football game nights with at least two officers assigned to patrol the adjacent residential neighborhoods with an emphasis on those residential streets nearest to the school. The officers shall be present one hour before game time and shall patrol the defined area until the campus is cleared of game participants and spectators and the campus gates are closed.
 22. A security plan shall be developed in consultation with the Police Department, outlining security features of each new structure to prior to the issuance of a certificate of occupancy for each new structure. In addition, the property owner shall provide to the Topanga Commanding Officer a diagram of the site indicating access routes and any additional information that might facilitate police response. The applicant shall submit evidence of compliance to the City Planning Department.
 23. The property shall be internally secured when not in use.

24. **[MODIFIED]** All lighting shall be directed onto the site. Floodlighting shall be designed and installed to preclude glare to adjoining and adjacent properties. Outdoor lighting shall be designed and installed with shielding such that the light source ~~cannot be seen~~ **is directed on-site, away** from adjacent properties.
25. **[MODIFIED]** **Main Campus:** The athletic field lights shall be turned off no later than 11:00 p.m. on contest nights, and no later than 9:00 p.m. on practice nights. On nights when the field is not in use, only low-level security lighting shall be ~~allowed~~ **permitted**.
26. **[MODIFIED]** Noise mitigation:
- a. An outdoor public address system shall be utilized for emergency purposes, special announcements, and sporting events only. The use of the outdoor public address system shall not be used after 6:00 p.m., unless to notify students, staff, and visitors of emergency purposes, or during sporting events occurring after 6:00 p.m.
 - b. The existing solid masonry walls at the adjoining property lines, where the school abuts a residence, shall be maintained at the site.
 - c. Except where designated elsewhere in this determination (special events, marching band practice, etc.), amplified music or loud non-amplified music is not permitted outside.
 - d. The gymnasium shall contain no operable windows. No doors shall be oriented to the adjacent residences, unless where required by law.
 - e. Compressors and other equipment which may introduce noise impacts beyond any property line shall be enclosed or otherwise attenuated so as to be inaudible off-site.
 - f. No exterior bells are permitted outside the hours of daytime classroom instruction detailed under Condition No. 6(a). No exterior bells are permitted on Saturdays or Sundays.
 - g. Noise levels including, but not limited to, activities such as the use of outdoor public address system or speakers and announcements during sporting events, use of batting cages, and other activities will be subject to the local noise ordinance. All amplified noise must comply with LAMC Section 112.01.**
27. **Complaint log.** The school shall maintain a complaint log associated with any concerns, written or verbal, expressed to the school by area residents, staff, students, or visitors regarding the operation of the school. The complaint log shall be made available to the Director of Planning in conjunction with the review of conditions set forth under Condition No. 28. The school administration shall make the complaint log available for review by any member of the public.
28. **[MODIFIED]** **Plan Approval.** Any deviations from the terms of these conditions or changes to the site plan for the school will require the property owner to file a Plan Approval application and payment of associated fees together with mailing labels for all property owners and tenants within 500 **300** feet of the property. The matter shall be set for public hearing with appropriate notice. The purpose of the Plan Approval

- shall be to review the effectiveness of, and the level of compliance with, the terms and conditions of this grant, including the effectiveness of the carpool program, the management of circulation impacts of parking associated with special events and any documented noise impacts from parking operations and athletic activities on the surrounding residential properties. Upon review of the effectiveness of and compliance with the conditions, the **Director of Planning** shall issue a determination. Such determination may modify the existing terms and conditions, add new terms and conditions or delete one or more of them, all as deemed appropriate. The City Planning Commission may also require one or more subsequent Plan Approval applications, if deemed necessary. The application shall include the following minimum information:
- a. The number of students enrolled by Grade level.
 - b. Physical modifications involving the proposed construction, or change of use, or location.
 - c. Proposed operational changes to the school such as hours of operation, parking policy or formation of liaison committees with the community.
 - d. A copy of the complaint log (Condition No. 27)
 - e. A summary listing of attendance at each special event and identification of the events which utilized on-site parking only and which utilized off-site parking.
29. The school shall post or otherwise make available a copy of the conditions included in the instant determination to all school administrators, faculty, school board members, and parents.
30. ~~[DELETED] Prior to the issuance of a grading permit, the applicant shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the applicant of exporting of approximately 10,500 cubic yards of soil, a total of five trips per day, Monday through Friday, in addition to the following haul route conditions: (MM)~~
- ~~a. Streets to be used are limited to Chaminade Avenue, Saticoy Street, Cohasset Street, Platt Avenue, Valley Circle Boulevard, and Long Valley Road.~~
 - ~~b. Hauling hours of operation shall be from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 4:30 p.m. on Saturday. Trucks shall not arrive at the construction site before the prescribed start time.~~
 - ~~c. Trucks shall be restricted to 10-wheel dump trucks or smaller.~~
 - ~~d. All staging shall be on-site. Alternatively, an off-site location shall be selected and trucks radioed into site.~~
 - ~~e. The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213.485.3106).~~
 - ~~f. Streets shall be cleaned of spilled materials at the termination of each work day.~~
 - ~~g. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.~~

- ~~h. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.~~
- ~~i. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law~~
- ~~j. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.~~
- ~~k. All trucks are to be watered at the job site to prevent excessive blowing dirt.~~
- ~~l. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.~~
- ~~m. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.~~
- ~~n. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.~~
- ~~o. Truck Crossing² warning signs shall be placed 300 feet in advance of the exit in each direction.~~
- ~~p. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of ²Work Area Traffic Control Handbook.~~
- ~~q. The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary No Parking signs posted along the route.~~
- ~~r. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at 213.485.3711 before the change takes place.~~
- ~~s. The permittee shall notify the Street Use Inspection Division, 213.485.3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.~~
- ~~t. A surety bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401. Further information regarding the bond may be obtained by calling 818.374.5090.~~

B. ~~[DELETED]~~ Environmental Conditions

- ~~31. Architectural Materials. A consistent use of architectural and building materials shall be applied throughout all exterior facades of the building to avoid creating a "backside" to the site.~~

- ~~32. Driveway Access. All existing driveways are to remain. Only one new driveway on Cohasset Street in conjunction with the construction of the Pool and Aquatic complex, in substantial conformance with Exhibit B, will be allowed.~~
- ~~33. Loading. Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The location and path of travel of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning.~~
- ~~34. Community Relations. A 24-hour hot-line phone number for the receipt of construction-related complaints from the community shall be provided to immediate neighbors and the local neighborhood association, if any. The applicant shall be required to respond within 24 hours of any complaint received on this hotline.~~
- ~~35. Posting of Construction Activities. The adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for inquiring about the construction process and to register complaints.~~
- ~~36. Construction-related Parking. Off-street parking shall be provided for all construction-related employees generated by the proposed project. No employees or subcontractor shall be allowed to park on the surrounding residential streets for the duration of all construction activities. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any residential street in the immediate area. All construction vehicles shall be stored on site unless returned to their owner's base of operations.~~
- ~~37. Truck Traffic Restricted Hours. Truck traffic directed to the project site for the purpose of delivering materials or construction machinery shall be limited to the hours beginning at from 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 4:30 p.m. on Saturday. No truck deliveries shall occur outside of that time period. No truck queuing related to such deliveries to the project site shall occur on any local or collector street within the project vicinity outside of that time period.~~
- ~~38. Dust Walls. Temporary dust walls (e.g., Visqueen plastic screening or other suitable product) not less than 8 feet in height shall be installed and maintained along the construction site and where the construction adjoins a residential lot as necessary to preclude dust dispersion from the project site to adjacent residences. The walls shall be in place during any time period when grading is being conducted.~~
- ~~39. Maintenance. The subject property including any associated parking facilities, sidewalks, parkways, and landscaped setbacks adjacent to the exterior walls along the all property lines shall be maintained in an attractive condition and shall be kept free of trash and debris.~~
- ~~40. Aesthetics (Landscaping). All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.~~
- ~~41. Aesthetics (Graffiti). Every building, structure, or portion thereof, shall be maintained in a safe and sanitary conditions and good repair, and free from graffiti, debris, rubbish,~~

- ~~trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91,804.15.~~
- ~~42. Aesthetics (Lighting). Except as described in Condition Nos. 24 and 25, outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.~~
 - ~~43. Tree Removal. Prior to the issuance of a grading permit or building permit for each new structure/facility, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code designated tree expert as designated by LAMC Ordinance No. 153,478, for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services.~~
 - ~~44. Tree Removal. A minimum of two trees (a minimum of 48 inch box in size) shall be planted for each locally protected tree that is removed. A minimum of one tree shall be planted for each non-protected tree that is removed. The canopy protected trees shall be in proportion to the canopies of the trees that are removed per Ordinance No. 153,478, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker. Note: All protected trees and street tree removals shall be approved by the Board of Public Works. Contact: Urban Forestry Division at 213-847-3077.~~
 - ~~45. Seismic. The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.~~
 - ~~46. Air Quality - Residential. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.~~
 - ~~47. Air Quality - Construction.
 - ~~a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.~~
 - ~~b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.~~
 - ~~c. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.~~
 - ~~d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.~~
 - ~~e. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.~~
 - ~~f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.~~~~

48. ~~Construction Noise.~~

- ~~a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.~~
- ~~b. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.~~
- ~~c. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.~~
- ~~d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.~~
- ~~e. The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.~~

49. ~~Construction Grading.~~

- ~~a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.~~
- ~~b. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.~~
- ~~c. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.~~
- ~~d. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.~~
- ~~e. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.~~

50. ~~General Construction.~~

- ~~a. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.~~

- ~~b. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.~~
 - ~~c. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.~~
 - ~~d. Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.~~
 - ~~e. Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.~~
 - ~~f. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.~~
 - ~~g. The applicant shall obtain a haul route approval from the Board of Building and Safety Commissioners for export/import in excess of 1,000 cubic yards.~~
 - ~~h. All haul route hours shall be limited to off-peak hours as determined by Board of Building & Safety Commissioners.~~
 - ~~i. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.~~
 - ~~j. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.~~
 - ~~k. Trucks having no current hauling activity shall not idle but be turned off.~~
 - ~~l. The applicant shall be limited to no more than two trucks at any given time within the site's staging area.~~
 - ~~m. No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.~~
 - ~~n. In order to preserve adequate access for emergency vehicles, all construction material shall be stored on-site and not on the street during haul operations.~~
 - ~~o. The applicant shall provide a soils and/or geotechnical report to LADBS (reports needed to be determined by LADBS) for review and approval that shall include measures to mitigate impacts related to grading.~~
 - ~~p. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.~~
51. Liquefaction. The project shall comply with the International Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design

- considerations shall include, but are not limited to, ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- ~~52. Explosion/Release (Asbestos Containing Materials). Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as other State and Federal rules and regulations.~~
 - ~~53. Explosion/Release (Lead-based paint). Prior to the issuance of any permit for demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.~~
 - ~~54. Stormwater.
 - ~~a. Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.~~
 - ~~b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.~~
 - ~~c. Limit clearing and grading of natural vegetation at the project site to the minimum needed to build, allow access, and provide fire protection.~~
 - ~~d. Maximize trees and other vegetation at the site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought-tolerant plants.~~
 - ~~e. Any connection to the sanitary sewer system must have authorization from the Bureau of Sanitation.~~
 - ~~f. Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.~~
 - ~~g. Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.~~
 - ~~h. Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.~~~~

- ~~i. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING – DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.~~
 - ~~j. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. Legibility of stencils and signs must be maintained.~~
 - ~~k. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.~~
 - ~~l. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMP's in accordance with the Standard Urban Stormwater Mitigation Plan and/or per manufacturer's instructions.~~
55. ~~Public Services (Fire). 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 travel from the edge of the roadway of an improved street or approved fire lane.~~
56. ~~Public Services (Police General). The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.~~
57. ~~Public Services (Street Improvements). Street improvement and dedication requirements were not received by the Bureau of Engineering. As such, the project shall not be required to dedicate or widen along Cohasset Street, Chaminade Street, Saticoy Street, or Keswick Street. However, the owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to improve, reconstruct, and repair any construction-related damages to sidewalks, curbs, gutters, and streets. These improvements are to be suitably guaranteed, without expense to the City of Los Angeles, to mitigate the construction-related impacts to the condition of the streets.~~
58. ~~Public Services (Street Lights). The Bureau of Street Lighting submitted the following street lighting requirements: That any street widening includes the relocation and upgrade of three lights along Chaminade Avenue, five street lights along Cohasset Street and three street lights along Saticoy Street. Since no street dedications or~~

- ~~improvements are required, no new or upgraded street lights will be required. However, the owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to replace and upgrade any construction-related damages to existing street lights along Chaminade Avenue, Cohasset Street, Saticoy Street, and Keswick Street, and that those street light improvements be suitably guaranteed, without expense to the City of Los Angeles, to mitigate the construction related impacts to the condition of the street lights.~~
59. ~~Water Supply. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months during the rainy season).~~
60. ~~Water Supply (New Commercial Construction).~~
- ~~a. High-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.~~
 - ~~b. Restroom faucets with a maximum flow rate of 1.5 gallons per minute. Unless otherwise required, all restroom faucets shall be of self-closing design, to the satisfaction of the Department of Building and Safety.~~
 - ~~c. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated of the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)~~
61. ~~Water Supply (New Landscaping)~~
- ~~a. Weather-based irrigation controller with rain shutoff;~~
 - ~~b. Matched precipitation (flow) rates for sprinkler heads;~~
 - ~~c. Drip/microspray/subsurface irrigation where appropriate;~~
 - ~~d. Minimum irrigation system distribution uniformly of 75 percent;~~
 - ~~e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials; and~~
 - ~~f. Use of landscape contouring to minimize precipitation runoff.~~
 - ~~g. A separate water meter (or submeter) flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 sf and greater, to the satisfaction of the Department of Building and Safety.~~

C. Administrative Conditions

62. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
63. Code Compliance. All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
64. Definition. Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
65. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
66. Building Plans. Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
67. 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.
68. ~~[DELETED] Mitigation Monitoring. Prior to the issuance of any building permit, the applicant shall prepare and record a Covenant and Agreement on Planning Department General Form CP-6700 in a manner satisfactory to the Planning Department requiring the applicant to identify mitigation monitors who shall provide periodic status reports on the implementation of condition numbers 40-69 of this section. The mitigation monitor shall be identified as to the area of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.~~
69. ~~[DELETED] Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.~~
70. **[NEW] Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land**

and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

71. [NEW] 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 costs 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 in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include 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 limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

72. [NEW] Expedited Processing Section. Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

D. [NEW] Environmental Conditions

Air Quality

73. [NEW] MM-AQ-1: All off-road diesel-powered construction equipment shall meet, at a minimum, USEPA Tier 4 Interim off-road emissions standards, or if such equipment is not commercially available for lease or short-term rental within 50 miles of the Project Site, USEPA Tier 3 off-road emissions standards.

Geology and Soils

74. [NEW] MM-GEO-1: The Project Applicant shall implement the following best practices with respect to paleontology:
- a. Retain a Qualified Professional Paleontologist: The Project Applicant shall retain a Qualified Professional Paleontologist (Project Paleontologist), who meets or exceeds the SVP standards, to oversee all regulatory compliance measures and protocols related to paleontological resources.
 - b. Conduct Worker Training: The Project Paleontologist should develop a Worker Environmental Awareness Program (WEAP) to train the construction crew on the legal requirements for preserving fossil resources, as well as the procedures to follow in the event of a fossil discovery. This training program would be given to the crew before ground-disturbing work commences and would include handouts to be given to new workers as needed.

- c. Monitor for Paleontological Resources: Ground disturbances greater than or equal to 3 feet below ground surface with the potential to impact late to middle Pleistocene old alluvial fan deposits (Qof) and/or late Miocene Modelo Formation (Tm) should be monitored full-time. Monitoring should be reduced or ceased once over-excavations into the underlying previously undisturbed deposits have been completed, or if Recent to late Holocene artificial fill (Qaf) is the only geologic units encountered during earthwork activities. Ground disturbances in previously disturbed sediments should not be monitored, regardless of depth.

Monitoring should be conducted by a paleontological monitor who meets the standards of the SVP (2010) working under the supervision of the Project Paleontologist. The Project Paleontologist may periodically inspect construction activities to adjust the level of monitoring in response to subsurface conditions. In consultation with the lead agency and the Project Applicant, monitoring efforts can be increased, reduced, or ceased entirely if determined adequate by the Project Paleontologist. Paleontological monitoring should include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor should have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, should the fossils be determined significant, professionally and efficiently recover the fossil specimens and collect associated data. Paleontological monitors should record pertinent geologic data and collect appropriate sediment samples from any fossil localities.

- d. Prepare a Paleontological Resources Monitoring Report: Upon conclusion of ground-disturbing activities, the Project Paleontologist overseeing paleontological monitoring should prepare a final Paleontological Resources Monitoring Report (PRMR) that documents the paleontological monitoring efforts for the Project and describes any paleontological resources discoveries observed and/or recorded during the life of the Project. If paleontological resources are curated, the final PRMR and any associated data pertinent to the curated specimen(s) should be submitted to the designated repository. A copy of the final PRMR should be filed with the lead agency.

Hazards and Hazardous Materials

75. [NEW] MM-HAZ-1: Prior to the issuance of a grading permit, the shallow PCE-impacted soil vapor shall be remediated using soil vapor extraction (SVE) as the primary means of remediation. An SVE remediation system shall be installed consisting of 17 vapor extraction wells. Each vapor extraction well would have a 10-foot screened interval, from five to 15 feet below ground surface, and the wells would be connected to the SVE unit via sub-grade PVC-piping. The soil vapor shall be remediated to the satisfaction of the Los Angeles Fire Department and the Department of Building and Safety.

Noise

76. [NEW] MM-NOI-1: For construction activities occurring on the North Campus, sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected to shield 23309 Saticoy Street Residences, Melba Street Cul-de-Sac Residences, and Bobbyboyar Avenue Cul-de-Sac Residences from on-site

- construction noise activities. Sound barriers shall be at least 15 feet in height and composed of materials rated to achieve a transmission loss of at least 25 dBA, which would correlate with the required 15 dBA of sound attenuation.**
77. **[NEW] MM-NOI-2: For construction activities occurring on the Main Campus, sound barriers rated to achieve a sound attenuation of at least 15 dBA shall be erected to shield Atron Avenue Cul-de-Sac Residences, Covello Street Cul-de-Sac Residences, and Chaminade Avenue Residences from on-site construction noise activities. Sound barriers shall be at least 15 feet in height and composed of materials rated to achieve a transmission loss of at least 25 dBA, which would correlate with the required 15 dBA of sound attenuation.**
78. **[NEW] MM-NOI-3: Amplified sound systems for the Project's baseball field/bleachers and outdoor aquatics facility/bleachers shall be acoustically engineered with the following design and performance standards:**
- a. **Amplified sound levels, as measured at the northern property line of the North Campus, shall not exceed 50 dBA.**
 - b. **Amplified sound systems shall not be operated outside the operational hours established for the North Campus facilities.**
 - c. **Speakers shall be directional and oriented away from the northern property line of the North Campus.**
 - d. **Non-Chaminade users of the facilities shall not be permitted to utilize the facilities' amplified sound systems.**

Transportation

79. **[NEW] MM-TRANS-1: Prior to the start of construction, a Construction Traffic Management Plan (CTMP) shall be submitted to LADOT for review and approval. The CTMP will include a Worksite Traffic Control Plan, which will facilitate traffic and pedestrian movement, and minimize the potential conflicts between construction activities, street traffic, bicycles, and pedestrians. The CTMP will include, but not limited to, the following measures:**
- a. **Maintaining access for land uses in the vicinity of the Project Site during construction.**
 - b. **Schedule construction materials deliveries during off-peak periods to the extent practical.**
 - c. **Organize deliveries and staging of all equipment and materials in the most efficient manner possible, and on-site where possible, to avoid an impact to surrounding roadways.**
 - d. **Coordinate deliveries to ensure trucks do not wait to unload or load and impact surrounding roadways, and if needed, utilize an off-site staging area.**
 - e. **Control truck and vehicle access to the Project Site with flagmen.**
 - f. **Limit lane closures to the maximum extent possible and avoid peak period hours to the extent possible. Where such closures are necessary, the**

Worksite Traffic Control Plan will identify the location of lane closures and identify all traffic control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of demolition and construction activity.

- g. Parking for construction workers will be provided either on-site or at off-site, off-street locations.**
80. **[NEW] PDF-TRANS-1: The Project will adhere to the construction sequence shown in Table 3-2, except:**
- a. Construction of the new surface parking lot on the North Campus and construction of the pedestrian bridge may interchange in the overall sequence of construction activities, but shall not overlap with each other; and**
 - b. Demolition of parking lots on the Main Campus and demolition of classroom buildings on the Main Campus may interchange in the overall sequence of construction activities, but shall not overlap with each other.**
81. **[NEW] PDF-TRANS-2: The Project will prepare a Traffic Management Plan (TMP) to establish operational procedures for traffic flow around the school related to self-driving students and student drop-off and pick-up operations. The purpose of the plan will be to establish operational procedures to improve traffic circulation utilizing the enhanced access points and parking areas, improve student safety, maximize the efficiency of drop-off and pick-up operations, and reduce delays during those time periods.**

Tribal Cultural Resources

82. **[NEW] MM-TCR-1: Prior to commencing any ground disturbance activities at the Project Site, the Applicant, or its successor, shall retain one (1) tribal monitor that is qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the Project Site. The qualified tribal monitor shall be approved by the Fernandeano Tataviam Band of Mission Indians.**

If cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be retained by the Applicant, or its successor, to assess the find. A qualified archaeologist/archaeological monitor shall be identified as principal personnel who must meet the Secretary of the Interior's Standards and Guidelines for Archeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in Southern California. The archaeologist shall ensure that all other personnel associated with and hired for the archaeological monitoring are appropriately trained and qualified. Work on the portions of the Project outside of the buffered area may continue during this assessment period. The Fernandeano Tataviam Band of Mission Indians shall be contacted about any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial

- assessment of the nature of the find, to provide Tribal input with regards to significance and treatment.**
83. **[NEW] MM-TCR-2: The Lead Agency and/or Applicant shall, in good faith, consult with the Fernandño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.**
84. **[NEW] MM-TCR-3: If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project.**

FINDINGS

Plan Approval Findings

- 1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The proposed project involves the modernization and expansion of the Chaminade College Preparatory, High School campus, a private educational institution that has operated in the West Hills neighborhood of the Canoga Park - Winnetka – Woodland Hills – West Hills Community Plan area since the early 1960s. The school has served as a vital resource for the community, providing essential educational services for over six decades under Conditional Use Permit approvals, including Case Nos. CPC-2000-1301 and CPC-2009-1477-CU-ZV-ZAA-SPR.

The project proposes significant improvements to both the Main Campus and the newly established North Campus. This determination relates only to the Main Campus as it was approved under Case Number CPC-2009-1477-ZV-CU-ZVV-SPR. These enhancements are designed to modernize the school's infrastructure, improve safety and connectivity, and ensure compatibility with the surrounding neighborhood, contributing positively to the built environment. The new Multistory Building on the Main Campus and the facilities planned for the North Campus will improve the school's capacity to provide essential services without increasing its current enrollment of 1,360 students.

A central feature of the project is the construction of a pedestrian bridge over Saticoy Street, connecting the Main and North Campuses, which also requires a revocable permit as it will cross over a public right-of-way. This bridge will enhance safety by providing a grade-separated crossing for students, staff, and visitors, thereby reducing pedestrian-vehicle conflicts and improving traffic flow in the area. The design prioritizes accessibility, functionality, and integration with the surrounding neighborhood.

The project also incorporates extensive landscaping improvements, including the retention of existing trees and the planting of new vegetation to create natural buffers and improve site aesthetics. These enhancements will mitigate potential noise impacts, provide privacy for adjacent residential properties, and contribute to the area's overall environmental quality. Chaminade high school has historically served as a cornerstone of the West Hills community, offering not only education but also recreational and cultural opportunities. By upgrading and expanding its facilities, the school will continue to fulfill its essential role, meeting the needs of its students and the broader community while aligning with the goals of the Canoga Park - Winnetka – Woodland Hills – West Hills Community Plan.

As such, the Plan Approval and the grants herein will enhance the built environment in the surrounding neighborhood and will perform a function and provide a service that is essential and beneficial to the community by allowing the high school to continue operating as a community asset.

- 2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed project has been carefully designed and conditioned to ensure compatibility with the surrounding neighborhood and to minimize or eliminate potential adverse impacts on

adjacent properties and public health, welfare, and safety. The project involves improvements to Chaminade high school's Main Campus and the creation of a new North Campus, both of which are located in the West Hills neighborhood of the Canoga Park - Winnetka – Woodland Hills – West Hills Community Plan area. The instant determination is solely considering the Main Campus under Case Number CPC-2009-1477-ZV-CU-ZAA-SPR-PA1.

The Main Campus improvements include the construction of a new Multistory Building, which has been strategically located and designed to blend with the surrounding built environment. While the building's height of 48 feet exceeds the existing 45-foot limit, pursuant to related case number CPC-2023-1254-VZC-HD-ZAD-ZAA, the additional height is justified by its use for educational purposes and is mitigated by thoughtful architectural design and landscaping and is lower than other existing buildings on the Main Campus. The structure is set back from property lines, and landscaping buffers along the perimeter of the campus provide visual screening and reduce potential impacts on nearby residential properties.

The North Campus introduces new athletic and recreational facilities, including a soccer field, baseball field, and aquatic center, along with associated amenities such as bleachers, locker rooms, and a concession building. These facilities are designed to meet the school's needs while maintaining compatibility with the surrounding area. To mitigate potential noise impacts from athletic events, the project includes a series of measures such as strategic placement of sound barriers, landscaped buffers, and adherence to operational hours. Lighting for the athletic fields, which includes 8 light standards ranging from 70 to 90 feet, will be directed downward and shielded to minimize light spillover into adjacent residential areas, which are being considered under related case number CPC-2023-1254-VZC-HD-ZAD-ZAA

The construction of a pedestrian bridge over Saticoy Street, which requires revocable permit approval, serves as a critical safety and connectivity improvement. This feature eliminates at-grade pedestrian crossings on a busy street, significantly reducing potential conflicts between vehicles and pedestrians. The bridge is designed to integrate aesthetically with the surrounding neighborhood and improve circulation between the Main and North Campuses.

The project incorporates a comprehensive landscaping plan to further mitigate visual and environmental impacts. A combination of existing mature trees and new plantings will buffer the campus from adjacent properties, provide shade, and enhance the site's overall appearance. The retention of significant open spaces and the addition of landscaped areas will soften the campus's visual impact, ensuring that the project aligns with the character of the surrounding neighborhood.

Operationally, the school will maintain its existing student enrollment cap of 1,360 students, ensuring that no additional traffic or infrastructure demands are placed on the neighborhood. To address traffic-related impacts, the project includes a parking plan with a total of 501 on-site spaces, distributed between the Main and North Campuses. The inclusion of 78 bicycle parking spaces supports sustainable transportation options and aligns with community and city goals for reducing vehicular traffic.

Finally, the project is conditioned to comply with all applicable noise, lighting, traffic, and operational standards to ensure ongoing compatibility with the surrounding neighborhood. These conditions include restrictions on the timing of construction activities, operational hours for outdoor facilities, and event management plans to minimize disruptions to the community.

In summary, the project's location, size, height, and operations will be carefully implemented and managed to ensure these features do not adversely impact or degrade the surrounding area, and will, in fact, enhance the safety and functionality of the campus and its relationship with the neighborhood.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The project site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area which is one of the 35 Community Plans that make up the Land Use Element of the General Plan. The Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area Map designates the existing Main Campus for Very Low, and Low Residential land uses. The A1-1 and RS-1 zoning of the Main Campus is consistent with the land use designation for the site. The property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance.

The proposed project is consistent with the following objective and policy of the **Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan**:

Objective 6-2: Maximize the use of local schools for community use and local open space and parks for school use.

Policy 6-2.1: Encourage the siting of community facilities (libraries, parks, schools and auditoriums) together.

The project enhances the overall functionality and cohesion of Chaminade’s High School campus by expanding its facilities in a way that maximizes their use for both educational and extracurricular purposes. The addition of new athletic fields, an aquatic center, and open spaces on the North Campus creates a well-rounded environment that supports the school’s sports programs and recreational activities. These new facilities are carefully designed to integrate with the existing Main Campus, providing modern amenities that enhance student experience while utilizing available open space to its fullest potential. By improving connectivity and safety with the proposed pedestrian bridge, the project allows for seamless movement between the two campuses, ensuring that the school’s resources are easily accessible.

The project also promotes efficient land use by concentrating new sports and recreational structures in one area, directly adjacent to the Main Campus, which reinforces the sense of a unified educational environment. The location of the new facilities across Saticoy Street connected via the pedestrian bridge ensures that the school maintains a compact, cohesive layout. This thoughtful design supports the school’s goal of creating an improved space for both academic and extracurricular activities, making the campus a more desirable place for students and faculty.

The project is further consistent with other elements of the General Plan, including the **Framework Element**. The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001 and provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. While the Framework Element references the City’s participation in working with the Los Angeles Unified School District in the planning and coordination of public schools, it does not specifically address efforts with private schools. To that end, however, allowing the continued use and expansion of a private high school campus, would be consistent with a several important goals, objectives, and policies of the Framework Element, including:

GOAL 9N: Public schools that provide a quality education for all of the city’s children,

including those with special needs, and adequate school facilities to serve every neighborhood in the city.

Objective 9.32: Work constructively with LAUSD to promote the siting and construction of adequate school facilities phased with growth.”

Policy 9.32.1: Work with the Los Angeles Unified School District to ensure that school facilities and programs are expanded commensurate with the City’s population growth and development.”

The project supports **Goal 9N** by modernizing and enhancing educational facilities that provide a high-quality learning environment for students. While Chaminade College Preparatory, High School is not part of the Los Angeles Unified School District (LAUSD), the project demonstrates a commitment to offering adequate facilities that serve the broader educational needs of the West Hills neighborhood, and the City as a whole. The development of a cohesive, pedestrian-friendly campus, including updated classrooms, athletic fields, and student-centered amenities, reflects an investment in creating a safe, functional, and inclusive environment conducive to learning.

The project aligns with **Objective 9.32** by incorporating thoughtful planning to phase the construction and development of facilities in line with community needs and growth patterns. Through careful site design and collaboration with stakeholders, the project ensures that new facilities enhance the existing educational function of the site without overburdening the surrounding residential neighborhood. The addition of modernized buildings and infrastructure ensures that the campus can adequately accommodate its current student body while maintaining compatibility with local growth trends.

The project supports **Policy 9.32.1**, by expanding school facilities in proportion to community growth and development. The project does not propose an increase in student enrollment, thereby ensuring that the intensity of use remains consistent with the established character of the area. New facilities, such as the multistory classroom building and athletic fields, are scaled and designed to blend harmoniously with the surrounding residential environment. Furthermore, strategic landscaping and thoughtful positioning of buildings minimize potential impacts, such as noise and visual disruption, to neighboring properties.

By addressing the educational and operational needs of the school while respecting the residential context, the project contributes to the City’s broader goals of providing accessible, high-quality educational infrastructure. In conclusion, the requested Plan Approval supports the project’s alignment with the overarching goals of the General Plan and community plan, ensuring that the new facilities not only meet operational needs but also enhance the safety, functionality, and accessibility of the campus as a whole.

Environmental Findings

- 4. Mitigated Negative Declaration.** Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-1255-MND (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment.

5. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone



LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES

Entitlement and CEQA appeals may be filed using either the Online Application System (OAS) or in person Drop Off at DSC (Development Services Center).

Online Application System: The OAS (<https://planning.lacity.org/oas>) allows appeals to be submitted entirely electronically online; fee payment is by credit card or e-check.

Drop off at DSC: Appeals of this determination can be submitted in person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC

(213) 482-7077

201 N. Figueroa Street

Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050

6262 Van Nuys Boulevard

Van Nuys, CA 91401

West Los Angeles DSC

(CURRENTLY CLOSED)

(310) 231-2901

1828 Sawtelle Boulevard

West Los Angeles, CA 90025

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable Los Angeles Municipal Code provisions.

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure that DSC staff members have adequate time to review and accept the documents, and to allow appellants time to submit payment.



QR Code to Online Appeal Filing



QR Code to Forms for In-Person Filing