



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.: VTT-84101-1A

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;

CPC-2009-1477-CU-ZV-ZAA-SPR-PA1

Project Site: 7500 North Chaminade Avenue (7500 North Chaminade Avenue;
23241 West Cohasset Street; 23260 West Saticoy Street;
23217 – 23255 West Saticoy Street; 7619 – 7629 North Woodlake Avenue)

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

Appellant: Coalition for Responsible Equitable Economic Development (CREED LA)
Representative: Andrew J. Graf, Adams Broadwell Joseph & Cardozo

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

A Vesting Tentative Tract Map for the merger and re-subdivision of the Project Site into two ground lots: one for the Main Campus (Lot 1) and one for the North Campus (Lot 2), to facilitate the expansion and modernization of an existing high school campus. The Vesting Tentative Tract Map initially included a request for an airspace lot (Lot 3) for the vacation of a portion of the public right-of-way along Saticoy Street to allow for the construction of a pedestrian bridge connecting the two campuses. However, the airspace lot request was denied, and the pedestrian bridge will instead require authorization under a Revocable Permit issued by the Bureau of Engineering. The project also includes a haul route approval for the export of approximately 17,800 cubic yards from the Main Campus and the export of approximately 720 cubic yards from the North Campus; and Modification of Requirements in conjunction with the Vesting Tentative Tract Map for the waiver of required dedications and street improvements along Cohasset Street.

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. **Denied** the appeal and **sustained** the decision of the Advisory Agency dated September 18, 2024;
3. **Approved**, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map for the merger and re-subdivision of the project site into two ground lots: one for the Main Campus (Lot 1) and one for the North Campus (Lot 2); denied airspace lot (Lot 3) for the vacation of a portion of public right-of-way along Saticoy Street to

allow for the construction of a pedestrian bridge connecting the Main Campus to the North Campus; approved, pursuant to LAMC Section 17.13, a haul route approval for the export of approximately 17,800 cubic yards from the Main Campus and the export of approximately 720 cubic yards from the North Campus; and approved pursuant to LAMC Section 17.11, a Modification of Requirements in conjunction with a Vesting Tentative Tract Map for the waiver of required dedications and street improvements along Cohasset Street;

- 4. **Adopted** the attached Modified Conditions of Approval; and
- 5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Saitman
 Second: Lawshe
 Ayes: Cabildo, Diaz, Klein, 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 Vesting Tentative Tract Map is appealable to the Los Angeles City Council within 10 days after the mailing date of this determination letter. Any appeal not filed within the 10-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 12, 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: Modified Conditions of Approval, Findings, Appeal Filing Procedure

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

CONDITIONS OF APPROVAL

(As Modified by the City Planning Commission at its meeting on March 27, 2025)

In accordance with the provisions of Los Angeles Municipal Code (LAMC) Section 17.03 and 17.15, the approval is subject to the following conditions:

BUREAU OF ENGINEERING – SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division Section, via quyen.phan@lacity.org.

1. That, a revised map be submitted for information purposes only, prior to the submittal of the final map not showing proposed Lot 3 over the Saticoy Street public right-of-way and the delineation of all required street dedications and easements. This map will be used for final map checking purposes.
2. No dedications or street improvements shall be required along the subject property's street frontage on the north side of Cohasset Street.
3. That, along Saticoy Street adjoining the subdivision, a 20-foot wide future street be accepted by the final map.
4. That, additional sidewalk easements be provided across the driveways to comply with ADA requirements along Chaminade Avenue and Keswick Street adjoining the subdivision.
5. That, the subdivider obtain a revocable permit with the Valley District Office of BOE for the proposed pedestrian bridge over Saticoy Street.

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

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

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

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

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

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

8. The existing lot boundaries for all lots under the proposed Lot 2 were cut after July 29, 1962. Lot cut without complying to City Planning approval is required to obtain a Certificate of Compliance from City Planning prior to obtaining the Zoning clearance. Show compliance with the above requirement or obtain City Planning approval to waive the requirement for the Certificate of Compliance.
9. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures to verify the last legal use and the number of parking spaces required and provided on each site.
10. Obtain Zone Change to change the zone to the Proposed C2-1 Zone prior to obtaining Zoning clearance.
11. Provide a copy of [Q] condition. Show compliance with the above condition as applicable or Department of City Planning approval is required.
12. Provide a copy of affidavits AFF-35387, OB-12395 and OB-14551. Show compliance with all the conditions/requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
13. Provide a copy of cases YD-10726-YV, ZA-15692, TT-48659-SF, DL-492, PPM-3167 and CPC-2023-1254-VZC-HD-ZAD-ZA. Show compliance with all the conditions/requirements of the cases as applicable.
14. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication(s). "Area" requirements shall be re-checked as per net lot area after street dedication. Front, side and rear yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:

This site is located in a Special Grading Area.

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

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

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

DEPARTMENT OF TRANSPORTATION

Please contact this section at ladot.onestop@lacity.org for an appointment or any questions regarding the following:

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

FIRE DEPARTMENT

The applicant is advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc. and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6543. You should advise any consultant representing you of this requirement as well.

19. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
 - d. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

- e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- g. Fire Lane Requirements:
 - i. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - ii. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - iii. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - iv. Submit plot plans indicating access road and turning area for Fire Department approval.
 - v. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - vi. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - vii. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - viii. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 - ix. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- h. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
- i. Site plans shall include all overhead utility lines adjacent to the site.
- j. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- k. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

- l. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- m. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- n. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- o. Standard cut-corners will be used on all turns.
- p. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal tr84101avel from the edge of the roadway of an improved street or approved fire lane.

FPB #105

- q. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- r. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
- s. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- t. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.
- a. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- b. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

DEPARTMENT OF WATER AND POWER

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

BUREAU OF SANITATION

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

NOTE:

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

DEPARTMENT OF RECREATION AND PARKS

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

BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION

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

23. Street Trees.

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

Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

BUREAU OF STREET LIGHTING

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

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

25. Haul Route Conditions.

- a. All staging shall be on-site. Alternatively, an off-site location shall be selected and trucks radioed into site.
- b. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; pile installation; protection fences; and, dust and traffic control will be scheduled (108.9.1).
- c. Streets to be used are limited as follows:
 - i. Job Site: Main Campus: 7500 Chaminade Avenue, 23241 Cohasset Street, 23260 Saticoy Street; North Campus: 23217-23255 Saticoy Street, 7619-7629 Woodlake Avenue
 - ii. Loaded Trucks: Exit Job Site onto Saticoy Street (west/northbound on Saticoy Street); west on Ingomar Street; south on Valley Circle Boulevard; west on Long Valley Road; merge onto the US-101 North (Ventura Freeway).
 - iii. Empty Trucks From the US-101 South (Ventura Freeway), exit Mulholland/Valley Circle; east on Calababas Road; north on Valley Circle Boulevard; east on Ingomar Street; and east on Saticoy Street.
- d. Hauling hours of operation shall be from 9:00 a.m. to 3:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturdays. No hauling shall be performed on Sundays or holidays. Trucks shall not arrive at the construction site before the prescribed start time.
- e. Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs if needed for hauling.
- f. Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic on Saticoy Street. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual. If you have any questions, please call Jedah Mosqueda at (323) 957-6823.

- g. Trucks shall be restricted to 10-wheel dump trucks or larger.
 - h. All trucks are to be cleaned of loose earth at the export site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
 - i. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
 - j. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
 - k. The project is limited to the export of approximately 720 cubic yards of dirt from the North Campus and approximately 17,800 cubic yards of dirt from the Main Campus.
 - l. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
 - m. At least one flagperson shall be required at the job site to assist the trucks in and out of the project area. Flagperson(s) and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
 - n. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
 - o. 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.
 - p. A copy of this approval letter, the approved haul route and the approved grading plans shall be available on the job site at all times.
 - q. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
 - r. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
 - s. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.
 - t. A cash bond or surety bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.
26. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner

satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - b. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - c. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
 - d. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
27. The project shall comply with all Conditions of Approval of Case Nos. CPC-2023-1254-VZC-HD-ZAD-ZAA and CPC-2009-1477-CU-ZV-ZAA-SPR-PA1.
28. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
29. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.
- f. The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

30. **Implementation.** The Mitigation Monitoring Program (MMP), that is part of the case file (Exhibit B), shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each Project Design Features (PDF) and Mitigation Measure (MM) and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.
31. **Construction Monitor.** During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

32. The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.
33. Substantial Conformance and Modification. After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.
34. The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

BUREAU OF ENGINEERING – STANDARD CONDITIONS

- S-1
- a. That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the LAMC.
 - b. That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
 - c. That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

- d. That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - e. That drainage matters be taken care of satisfactory to the City Engineer.
 - f. That satisfactory street, sewer and drainage plans and profiles as required together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - g. That any required slope easements be dedicated by the final map.
 - h. That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - i. That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - j. That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - k. That no public street grade exceeds 15%.
 - l. That any necessary additional street dedications be provided to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- a. Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - b. Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
 - c. All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - d. All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

- e. Any required bonded sewer fees shall be paid prior to recordation of the final map or that the construction be suitably guaranteed.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction shall be suitably guaranteed:
- a. Construct on-site sewers to serve the tract as determined by the City Engineer.
 - b. Construct any necessary drainage facilities.
 - c. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - 1. Construct new street lights: one (1) on Cohasset St, and one (1) on Keswick St. If street widening per BOE improvement conditions, relocate and upgrade street lights: four (4) on Cohasset St, three (3) on Chaminade Ave, seven (7) on Saticoy St, two (2) on Woodlake Ave.

NOTES:

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

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

- d. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services.
- e. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- f. Construct access ramps for the handicapped as required by the City Engineer.
- g. Close any unused driveways satisfactory to the City Engineer.
- h. Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- i. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed satisfactory to the City Engineer – Valley District Office of BOE:
 - 1. Improve Chaminade Avenue with the repair and replacement of any broken, off-grade or bad order concrete curb, gutter, concrete sidewalk and roadway

pavement, including any necessary removal and reconstruction of existing improvements.

2. No dedications or street improvements shall be required along the subject property's street frontage on the north side of Cohasset Street.
3. Improve Keswick Street with the repair and replacement of any broken, off-grade or bad order concrete curb, gutter, concrete sidewalk and roadway pavement, including any necessary removal and reconstruction of existing improvements.
4. Improve Saticoy Street adjoining the subdivision on both the north and south sides of the street with the repair and replacement of any broken, off-grade or bad order concrete curb, gutter, concrete sidewalk and roadway pavement, including any necessary removal and reconstruction of existing improvements.
5. Improve Woodlake Avenue with the repair and replacement of any broken, off-grade or bad order concrete curb, gutter, concrete sidewalk, curb ramp at the intersection with Saticoy Street and roadway pavement, including any necessary removal and reconstruction of existing improvements.
6. Remove the existing driveways and construct new ADA compliant driveways.
7. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed right-of-way area associated with the improvement requirements outlined herein. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.

NOTES:

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

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

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

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

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

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As

part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS

FINDINGS OF FACT (CEQA)

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

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

FINDINGS OF FACT (SUBDIVISION MAP ACT)

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

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

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

The Vesting Tentative Tract Map describes and illustrates land uses consistent with the proposed zoning and General Plan land use designation on the subject property. School uses are permitted in commercial zones by-right and are permitted in residential zones via Conditional Use. As previously stated, the project involves two concurrent cases, Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA and CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, to

permit improvements and the expansion of the existing high school campus. As such, with approval of the two concurrent cases, the proposed project would be entirely consistent with the applicable requirements of the LAMC and State law.

Section 17.05 C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan. LAMC Section 17.06 B lists the map requirements for a tentative tract map. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the LAMC.

The proposed Vesting Tentative Tract Map is generally consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code as well as the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan and are not subject to any specific plan requirements. However, the proposed pedestrian bridge over Saticoy Street, intended to connect the Main and North Campuses, raises concerns regarding the use of an airspace lot. The granting of an airspace lot would create a permanent privatization of public right-of-way along Saticoy Street, which conflicts with long-term planning flexibility, safety management, and the broader public interest. The appropriate process for the building the pedestrian bridge would be to apply for a Revocable Permit with the Bureau of Engineering. A Revocable Permit ensures that while the bridge can serve its purpose, the city retains control over the public airspace. This allows for future adjustments in case of changing traffic conditions, safety concerns, or further expansion of urban development. Moreover, it aligns with the goals of the General Plan and Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan by ensuring that public infrastructure remains adaptable and primarily serves the broader community's interest without undue long-term restrictions.

By obtaining a Revocable Permit for the proposed pedestrian bridge, the project is entirely consistent with the requirements of a vesting tentative tract map, and with the approvals of the concurrent cases, the project's proposed development standards will also be entirely consistent with the requirements of the LAMC and State law. If the concurrent cases are not approved, the project has been conditioned to modify the requested tract map herein to ensure conformity with all applicable subdivision regulations. Therefore, with the revised map to exclude air lot 3, the map is substantially consistent with the applicable General Plan affecting the project site and demonstrates compliance with Sections 17.01, 17.05 C, and 17.06 B of the Los Angeles Municipal Code.

(b) **THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

Pursuant to Section 66418 of the Subdivision Map Act, "design" of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable

specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.”

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

The design and layout of the Vesting Tentative Tract Map are generally consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code as well as the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan and are not subject to any specific plan requirements. However, the proposed pedestrian bridge over Saticoy Street, intended to connect the Main and North Campuses, raises concerns regarding the use of an airspace lot. The granting of an airspace lot would create a permanent privatization of public right-of-way along Saticoy Street, which conflicts with long-term planning flexibility, safety management, and the broader public interest. The appropriate process for the building the pedestrian bridge would be to apply for a Revocable Permit with the Bureau of Engineering. A Revocable Permit ensures that while the bridge can serve its purpose, the city retains control over the public airspace, as was the case with a similar school bridge request at the nearby Oakwood School (Case No. CPC-2015-1438-VCU-SPR-SPP). This allows for future adjustments in case of changing traffic conditions, safety concerns, or further expansion of urban development. Moreover, it aligns with the goals of the General Plan and Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan by ensuring that public infrastructure remains adaptable and primarily serves the broader community’s interest without undue long-term restrictions. Therefore, as conditioned, the design and improvement of the proposed subdivision, including the pedestrian bridge through a revocable permit, remain consistent with the intent and purpose of the applicable plans and regulations.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

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

feet of frontage along the north side of Cohasset Street. The proposed North Campus is comprised of three lots having a lot area of 210,428 square feet, approximately 4.83 acres.

As previously stated, the project involves the expansion of an existing high school campus. The revised campus plan would include a total lot area of approximately 25.86 acres, 196,468 square feet of floor area equating to a floor area ratio (FAR) of approximately 0.17:1 and will have 501 on-site vehicle parking spaces and 78 bicycle parking spaces. The Main Campus is zoned A1-1 and RS-1 is designated for Very Low and Low Residential land uses, respectively. The new North Campus is currently zoned [Q]C1-1VL and P-1VL and is designated for Neighborhood Office Commercial land uses. The project is requesting a Vesting Zone Change to change the current [Q]C1-1VL and P-1VL zoning of the North Campus to the (T)(Q)C2-1 Zone. The subject property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The existing Main Campus falls within an Equine Keeping Area in the City of Los Angeles (ZI-2438).

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

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

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

Lastly, a Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program, were prepared under Case No. ENV-2023-1255-MND for the proposed project, in compliance with CEQA. It was found that potential negative impacts related to Air Quality, Geology and Soils, Hazard and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources could occur due to implementation of the project; however, these impacts would be reduced to less-than-significant levels with mitigation. Therefore, material evidence supports that the project site is physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

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

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

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

Finally, the properties located to the east and across Woodlake Avenue are zoned (Q)RD5-1 and A1-1VL and improved with single-family residential homes.

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

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENT DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

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

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

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

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

The parcel of land on which the North Campus is proposed, is currently improved with a single-story, multi-tenant commercial mini-shopping center and surface parking lot, built between 1962 to 1964. The shopping center is currently occupied with retail, restaurant, dry cleaner, and grocery store tenants. At the southeast corner of the parcel is a [Q]C1.5-1VL zoned lot that is not part of the project and is currently developed with an auto repair

shop. To assess the recognized environmental conditions (RECs) on North Campus, due to the presence of the dry cleaner and auto repair use, the applicant prepared a Phase I and Phase II Environmental Site Assessment. Based on the results of the limited Phase II sampling, the environmental consultant recommends remediating the shallow perchloroethylene (PCE)-impacted soil vapor to mitigate potential vapor intrusion risk. As a result, Planning has incorporated Mitigation Measure MM-HAZ-1 into the Mitigation Negative Declaration Report (Case No. ENV-2023-1255-MND), requiring the soil vapor to be remediated to the satisfaction of the Los Angeles Fire Department and the Department of Building and Safety.

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

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

There are no recorded instruments identifying easements encumbering the project site for the purpose of providing public access. The project site is surrounded by private properties that adjoin improved public streets and sidewalks designed and improved for the specific purpose of providing public access throughout the area. The project site does not adjoin or provide access to a public resource, natural habitat, public park, or any other officially recognized public recreation area.

However, the proposed pedestrian bridge over Saticoy Street, intended to connect the Main and North Campuses, raises concerns regarding the use of an airspace lot. The granting of an airspace lot would create a permanent privatization of public right-of-way along Saticoy Street, which conflicts with long-term planning flexibility, safety management, and the broader public interest. The appropriate process for the building the pedestrian bridge would be to apply for a Revocable Permit with the Bureau of Engineering. A Revocable Permit ensures that while the bridge can serve its purpose, the city retains control over the public airspace. This allows for future adjustments in case of changing traffic conditions, safety concerns, or further expansion of urban development. Moreover, it aligns with the goals of the General Plan and Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan by ensuring that public infrastructure remains adaptable and primarily serves the broader community's interest without undue long-term restrictions. Therefore, as conditioned, the design and improvement of the proposed subdivision, including the pedestrian bridge through a revocable permit, remain consistent with the intent and purpose of the applicable plans and regulations.

As such, necessary public access for roads and utilities or the termination of such roads and utilities will be acquired by the City prior to recordation of the proposed map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at-large for access through or use of property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

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

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the vesting tentative tract map was filed. Prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans, planting of trees for shade purposes, and the height of buildings on the site in relation to adjacent development.

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



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