

ATTACHMENT B

DISCRETIONARY REQUESTS

CHAMINADE COLLEGE PREPARATORY, HIGH SCHOOL

MAIN CAMPUS: 7500 CHAMINADE AVENUE, 23241 COHASSET STREET & 23260 SATICOY STREET
NORTH CAMPUS: 23217-23255 SATICOY STREET & 7619-7629 WOODLAKE AVENUE

PROJECT OVERVIEW

The Owner and Applicant, Chaminade College Preparatory (the “Applicant” or “Chaminade”), proposes to update and expand the existing Chaminade College Preparatory, High School campus (the “High School”), approved and currently operating under a Conditional Use Permit (“CUP”), under City Planning Case No. CPC-2009-1477-CU-ZV-ZAA-SPR, with a revised campus plan located at 7500 Chaminade Avenue, 23241 Cohasset Street, 23260 Saticoy Street, 23217-23255 Saticoy Street and 7619-7629 Woodlake Avenue in West Hills (the “Subject Property”). The revised campus plan (the “Project”) will include a total lot area of approximately 25.86 acres, inclusive of: 1) a new three-story school building (“Multistory Building”), updated parking areas, remodeled athletic fields, new student quads, and renovated classrooms, student service centers and offices on the existing campus located on approximately 21.03 acres in the A1-1 and RS-1 Zones, at 7500 Chaminade Avenue, 23241 Cohasset Street and 23260 Saticoy Street (“Main Campus”), 2) an expanded school campus area of approximately 4.83 acres located across Saticoy Street, at 23217-23255 Saticoy Street and 7619-7629 Woodlake Avenue, proposed for new athletic fields, an aquatic center/outdoor swimming pool, and accessory facilities/structures and associated surface parking facilities, in the proposed C2-1 Zone¹ (the new “North Campus”), and 3) a new pedestrian bridge across Saticoy Street (“pedestrian bridge”). No increase in the maximum permitted student enrollment (1,360 students) is proposed. Upon Project completion, the revised campus plan for the High School will include a total of approximately 193,818 square feet of Floor Area and approximately 501 on-site surface parking spaces.

DISCRETIONARY REQUESTS

The Applicant requests the following discretionary approvals:

1. A **VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE**, pursuant to Los Angeles Municipal Code (“LAMC”) Sections 12.32 F and 12.32 Q, **from the [Q]C1-1VL and P-1VL Zones to the C2-1 Zone** on the new North Campus.
2. A **PLAN APPROVAL**, pursuant to Condition No. 28 of the existing Conditional Use, Case No. CPC-2009-1477-CU-ZV-ZAA-SPR, and pursuant to LAMC Section 12.24 M, to allow for the continued operation and expansion of the High School

¹ Existing zones (for the North Campus) are [Q]C1-1VL and P-1VL

- campus, resulting in a revised campus plan (with no increase in student enrollment) and requests for modifications of Condition Nos. 1, 2, 3, 5, 7, 8, 11, 15 and 26, as detailed in “Attachment D.1 – Conditions of Approval Compliance Matrix”).
3. A **ZONING ADMINISTRATOR ADJUSTMENT**, pursuant to LAMC Section 12.28 A, to allow for the following:
 - a. Construction of a three-story, approximately 48-foot tall school building (Multistory Building) on the Main Campus, in lieu of the 45-foot tall structures permitted in the A1-1 Zone per LAMC Section 12.21.1.
 - b. On the Main Campus, encroachment of a proposed above-grade pedestrian bridge and associated support structures into the required front and side yard setbacks in the RS and A1 Zones on the west side of Saticoy Street, and reduced setbacks along Cohasset Street (front yard) and along the eastern property lines (side yards) in the A1 Zone for existing encroaching structures (bleachers and buildings) to remain, in lieu of the setbacks required per LAMC Sections 12.07.1 C and 12.05 C.
 4. A **ZONING ADMINISTRATOR DETERMINATION**, as follows:
 - a. A Zoning Administrator Determination, pursuant to LAMC Section 12.24 X.22, for new structures related to the sports facilities on the new North Campus, including, but not limited to, a score board, netting and netting poles, lights and a pedestrian bridge, ranging in height from approximately 25 to 90 feet tall, in lieu of the 25-foot, 33-foot and 61-foot tall structures permitted within 0-199 feet of lots zoned RW1 or more restrictive per the Transitional Height limitations in LAMC Section 12.21.1 A.10.
 - b. A Zoning Administrator Determination, pursuant to LAMC Section 12.24 X.7, to allow for existing 8-foot tall perimeter fences and vehicular gates to remain within the front yards (along Cohasset Street and Keswick Street) and for the construction of a new 8-foot tall fence and vehicular gate within the front yard (along Cohasset Street) on the Main Campus, in lieu of the 6-foot tall fences and walls permitted in the front yard in the A and R Zones per LAMC Sections 12.21 C.1(g) and 12.22 C.20(f).
 5. A **VESTING TENTATIVE TRACT MAP (VTTM No. 84101)**, pursuant to LAMC Section 17.15, for the merger and re-subdivision of the Subject Property into two ground lots – one for the Main Campus (Lot 1) and one for the North Campus (Lot 2) – and one airspace lot (Lot 3) to allow 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 Main Campus to the North Campus.

As part of VTTM No. 84101, the Applicant requests the following from the Advisory Agency:

- a. A **haul route** approval for the export of approximately 17,800 cubic yards from the Main Campus and approximately 720 cubic yards of export from the North Campus.
- b. **Waiver or modification of the dedication and/or improvement requirements** along Saticoy Street, Woodlake Avenue, Cohasset Street, Chaminade Avenue and Keswick Street adjoining the Subject Property.

6. A MITIGATED NEGATIVE DECLARATION

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