

# ATTACHMENT D

## PLAN APPROVAL

### ADDITIONAL INFORMATION/FINDINGS

#### 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/REQUEST

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 Zone<sup>1</sup> (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.

The Applicant requests the following discretionary approvals:

- 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 Los Angeles Municipal Code (“LAMC”) Section 12.24 M, to allow for the continued operation and expansion of the High School campus, resulting in a revised campus plan (with no increase in student enrollment) and requests for modifications of Condition Nos. 1, 2,

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

3, 5, 7, 8, 11, 15 and 26, as detailed in “Attachment D.1 – Conditions of Approval Compliance Matrix”).

Additionally, the Applicant is concurrently requesting a **VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE** on the North Campus (See “Attachment C”), **ZONING ADMINISTRATOR ADJUSTMENTS** related to building height and yards/setbacks on the Main Campus (See “Attachment E”), **ZONING ADMINISTRATOR DETERMINATIONS** related to Transitional Height and fences/gates (See “Attachment F”), and a **VESTING TENTATIVE TRACT MAP** for the merger and re-subdivision of the Subject Property (See “Attachment G”).

## **FINDINGS / ADDITIONAL INFORMATION**

The following information has been developed pursuant to the City of Los Angeles’ *Findings / Specialized Requirements: Deemed-to-be-Approved (PAD) or Plan Approval (PA) Conditional Use Schools, Churches, Senior Housing, Animal Facility* (Form CP-2054, dated 12.08.2017):

### **FINDINGS:**

- 1. That 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.**

Chaminade has operated the private high school at its current location since the early 1960s, and has numerous Conditional Use Permit approvals, most recently in 2000 (under Case No. CPC-2000-1301) and in 2009 (under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR). For over 60 years, Chaminade has performed an essential educational function and provided essential service within the West Hills community. The Project involves a revised campus plan to modernize and expand the academic, athletic, and parking facilities as described in “Attachment A – Background / Project Information”, which will allow the High School to continue to perform a function and provide a service that is essential to the community.

On the Main Campus, the Multistory Building will provide the High School with new administrative, counseling, library, multi-purpose, classroom, and laboratory areas, while the new student quads will provide students with much-needed additional outdoor open space to congregate and socialize in, and for classes to hold outdoor instruction. The expansion to the new North Campus on the east/north side of Saticoy Street involves the construction of a new soccer and baseball field, a new outdoor pool and two new proposed surface parking lots, as well as the development of approximately 8,494 square feet of Floor Area within a pool house, locker rooms, and proposed structures to house restrooms, concessions, and storage. The pedestrian bridge will connect the two campuses and allow for safe pedestrian street crossing, which is essential to the safety of the students, visitors, faculty, and staff. All these Project components will perform important functions and services for the High School students and community, in

that they will provide for more diversity in the areas of education and academics, student mental and physical health, and pedestrian safety.

**2. That the project’s location, size, height, operations or 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.**

Chaminade proposes to upgrade and expand to the existing campus and campus facilities to provide for additional administrative, counseling, and academic areas, additional outdoor student quads, a new campus entrance from Saticoy Street, the development of new athletic fields and facilities, and the construction of a new pedestrian bridge on Saticoy Street to connect the Main and North Campuses as a function for safer pedestrian crossing. These upgrades will allow Chaminade to remain competitive with similar parochial and private academic institutions in the West Hills community.

With respect to the Project’s location, Chaminade has occupied the current campus for over 60 years and was first given approval by the City of Los Angeles for a high school use in 1960 (Case No. CPC 10767-CU). Since originally acquiring the property, Chaminade has developed the site into a picturesque campus setting with attractive buildings and lush landscaping. The facilities and grounds are maintained and kept free of trash, providing student and the surrounding community with a clean and attractive environment. The subject Plan Approval will allow Chaminade to meet the San Fernando Valley community’s ever-increasing demand for private school services, which are desirable to the public convenience and welfare. The additional proposed facilities will allow Chaminade to provide state-of-the-art facility upgrades and improvements that will help to create a safer, superior learning and athletic environment. For more than 60 years, Chaminade has proved that it is desirable to the public convenience and welfare by being an integral part of the surrounding community and by providing a wide variety of educational, social and athletic services to the residents of the San Fernando Valley. The Project will allow the school to modernize the existing facilities and provide new athletic and parking facilities to the benefit of the student population.

With respect to size, the Project, when completed, will result in a total net reduction in floor area, across both campuses, as compared to the existing floor area on the Main Campus and within the existing retail shopping center. The new construction proposed on the Main Campus is appropriate and compatible with the existing and surrounding developments, and only 8,494 square feet of floor area is proposed on the North Campus as compared to the 53,929 square feet existing for the retail shopping center. The North Campus will primarily be developed with open athletic facilities and associate surface parking and structures.

With respect to height, the new Multistory Building proposed at 48 feet tall will be compatible with the buildings existing on the Main Campus today and therefore will not further degrade the surrounding neighborhood. The Multistory Building is proposed at a shorter height than the two tallest building existing on the Main Campus today, which are the Performing Arts Center with a height of 60 feet and the Condon Family Center for Science and Technology which has a height of 50 feet. The new building structures proposed on the North Campus will be one-story and will range in height from 12 feet and 19 feet tall, with associated necessary structures

(i.e. lights, score board, netting poles, etc.) proposed at taller heights, ranging from 26 feet tall and 90 feet tall, as detailed in “Attachment A”. The Project is undergoing an environmental analysis to ensure these uses and taller structures will not adversely affect adjacent properties, in terms of lighting and noise for example. The pedestrian bridge is proposed to reach a maximum height of 30 feet, with the top of the elevator tower proposed on the north side of Saticoy Street reaching a maximum height of 45 feet. The pedestrian bridge is necessary to ensure public health, welfare and safety for students, visitors, faculty, and staff when crossing the street.

With respect to operations, the proposed Project will expand the school’s athletic and parking facilities to the property located across Saticoy Street, which will continue the current land use pattern further to the north but will otherwise not change the school’s current operations and does not propose an increase in student enrollment. On-site student drop-off and pick-up operations for vehicles will continue as it does today, as will school bus drop-off and pick-up operations along the west side of Saticoy Street adjacent to the Main Campus. In addition, the athletic facilities on the North Campus represent a less intense land use as compared to the existing retail shopping center, as evidenced by the traffic study that the Project is undergoing and an expected reduction in total trips to that location.

Overall, the proposed Project will not be detrimental to the character of development in the immediate neighborhood since the Subject Property (Main Campus) has long been associated with a school campus facility (i.e., occupied the High School for more than 60 years) and is compatible with the adjacent and surrounding neighborhood. The currently established 21-acre Main Campus is an environment that is physically suitable for and can accommodate the proposed Multistory Building, student quads and revisions to the surface parking areas. In addition, the new North Campus with 4.83 acres of lot area is suitable for the proposed athletic and associated parking facilities. The continued use of the Main Campus as a private high school and the expansion of the campus facilities to the new North Campus to allow for additional athletic facilities, along with the construction of the pedestrian bridge, are all proper in relation to adjacent uses and will not be materially detrimental to the character of development in the immediate neighborhood.

Furthermore, the proposed Project will meet all applicable development regulations of the LAMC, with the exception of those for which deviations are requested as part of the instant discretionary application, and will continue to be subject to Conditions of Approval which will be imposed to ensure the physical and operational aspects of the Project will not degrade the adjacent properties. In addition, a Mitigated Negative Declaration is being prepared for the Project, which will impose mitigation measures to mitigate any significant environmental impacts to less than significant levels. This will ensure that the Project will not negatively impact the environment and any adjoining single-family residential properties. As such, the Project’s location, size, height and operations will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

The requested Plan Approval will allow for the continued operation and expansion of the existing private high school, to allow for additional athletic and parking facilities on the new North Campus and to allow for the modernization of and upgrades to the Main Campus to include a new three-story school building with administrative, counseling, library, classroom, laboratory and multipurpose uses, a new outdoor student quad for additional outdoor space and space for outdoor instruction, and a new pedestrian bridge to connect the two campuses and allow for safe street crossing for students, visitors, faculty and staff. The elements of the Project are vital to the educational, social, and athletic advancement of Chaminade students.

The Project substantially conforms with the purpose, intent and provisions of the General Plan and the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan (“Community Plan”), as it proposes a use that addresses the issues and meets the objectives summarized in the Community Plan and General Plan Framework Element, as discussed below. The Subject Property is not located in a specific plan area.

Community Plan

While the Community Plan does not address the placement or conditioning of schools, a school use is generally considered by the city as a benefit to the local community and, as such, is deemed by City and State law as an appropriate use where it has been properly sited and conditioned. The surrounding land uses have not changed, and the high school will continue to operate consistent with the conditions of approval (other than those for which modification is being sought with the instant application). Furthermore, the proposed expansion with the North Campus will be similarly conditioned to ensure use and operation is compatible with and respectful of surrounding land uses.

The Community Plan, however, does make mention of the continuing need "to modernize public facilities, improve services, and accommodate changes". (Page III-10) In keeping with the Community Plan and the need to accommodate changes, the Project is intended to and will modernize the existing school facilities and improvements on the High School campus. For years, Chaminade has intended to build additional and much-needed facilities for its students and families. The expanded facilities will serve the current and permitted student population, again as always intended. Furthermore, while the Community Plan does not specifically address private schools (K-12), these schools are essential alternatives to overcrowded and underfunded public schools. The public school district counts on private schools to take a share of students; otherwise, their overcrowded schools would be worse off.

Additionally, the Community Plan seeks to “use the location, characteristics, and timing of public facility and utility development as a tool in achieving planned land use patterns.” (Page III-10) The Project, although not involving a public facility, allows the expansion of an existing private school in a residential neighborhood, following and keeping with the current land use pattern while expanding athletic and parking facilities. In addition, although the Project does not involve a public facility or use, Chaminade does currently allow the community to utilize the

High School campus, providing benefits to the surrounding community. Chaminade also intends to allow other schools and members of the local community to use the new athletic facilities on the new North Campus, to provide a service that is needed as well in demand in the area such as a swimming pool. In addition, the Community Plan states, as part of the discussion of “Community Issues and Opportunities”, that the “[a]ddition, expansion and/or improvement of needed local parks throughout the Community should be accelerated, where feasible.” (Page I-6) While the Project will not provide a park use it does introduce a new athletic/recreational use for an existing high school, which serves as a parks, sports, and recreational function, that encourages health and fitness for students and other users of the fields and pool.

The Project also addresses the following relevant issues and opportunities identified for commercial land uses on Page I-4 of the Community Plan:

***Issues***

- *Oversupply and poor appearance of strip mall development and obsolete commercial space on major thoroughfares.*
- *Inadequate transition between commercial and residential uses.*

***Opportunities***

- *Establish appropriate transition between commercial (mixed use) and adjoining primarily residential uses.*

In addition, the Project supports the following Residential and Commercial Objectives and Policies of the Community Plan:

***Objective 1-3*** *Preserve and enhance the character and integrity of existing single and multifamily neighborhoods.*

***Objective 2-2*** *Enhance the appearance of commercial districts*

***Policies***

***2-2.1*** *Require that any proposed development be designed to enhance and be compatible with adjacent development.*

***2-2.3*** *Preserve community character, scale and architectural diversity.*

***2-2.4*** *Improve safety and aesthetics of parking areas in commercial areas.*

The outdoor athletic fields and facilities proposed on the North Campus will complement the surrounding land uses, which include single-family residential homes. The proposed uses will serve as a buffer between single-family residential uses and the commercial corridor (Saticoy Street). The proposed Project seeks to re-zone a commercially-used property (the North Campus)

to allow Chaminade to expand their athletic facilities without removing residential dwelling units or dividing a residential neighborhood. The existing land use designation allows for the existing commercial retail shopping center, which acts as a buffer between the single-family residential neighborhood to the north and Saticoy Street, a commercial corridor, to the south. However, the commercial land use designation in this instance will allow for expanded athletic facilities proposed by Chaminade, an existing and well-established fixture in the immediate community, to also act as a buffer between the residential neighborhood and commercial corridor, without introducing the negative effects that a typical or more intense commercial use might bring. Further, the proposed new pedestrian bridge across Saticoy Street will enhance and improve pedestrian safety and accessibility between the existing and new campus.

General Plan Framework Element

The proposed Project also meets the following policies and objective of the General Plan Framework Element:

***Policy 6.1.1:** Explore creative alternatives for providing new school sites in the City, where appropriate.*

***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.*

Chaminade has the opportunity to expand the school facilities to a property located across the street, to provide additional recreational and athletic programming opportunities and options for its students. Chaminade proposes to maximize on this opportunity by appropriately locating a new campus (the North Campus) near the existing campus. The Main Campus is also located very close to Four Oaks Park, which is located across Cohasset Street, to the south. The close proximity of the Main Campus to the proposed new North Campus and to Four Oaks Park allows for the Project to implement the objective to site community facilities together. The Project will provide the Chaminade Community and West Hills community with additional recreational/athletic uses near and affiliated with an existing school and public park, consistent with the following policy.

Furthermore, the Framework Element Executive Summary notes:

*The Framework Element's open space and conservation objectives are oriented around the conservation of significant resources, provision of outdoor recreational opportunities, minimization of public risks from environmental hazards, and use of open space to enhance community and neighborhood character.*

It goes on to state the objective to “[p]romote the joint use of open space with public facilities (schools, transit, and other)”. The Project meets the demands and needs of the existing

High School and its students, and at the same time will locate additional open space and outdoor athletic facilities, to be associated with and across the street from the existing High School (Main Campus) and Four Oaks Park.

In addition, the Project will further policies of the General Plan Framework Element, including:

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

*Policy 6.1.1: Explore creative alternatives for providing new school sites in the City, where appropriate.*

Therefore, the Project substantially conforms to the purpose, intent and provisions of the General Plan, including the Framework Element and the Community Plan.

**ADDITIONAL INFORMATION:**

**1. Explain why this application is being filed at this time.**

This application is being filed to implement the proposed revised campus plan that is needed to upgrade, modernize, and expand the existing campus facilities, including additional administration and academic space, outdoor student quads and athletic facilities. The revised campus plan is intended to provide a better learning and athletic environment for students and allow the existing high school to remain competitive with similar parochial and private academic institutions in the San Fernando Valley. Some of the elements of the revised campus plan, such as the maintenance and continuation of security fencing and gates and the construction of the new pedestrian bridge, are necessary to assure the highest degree of campus safety, provide essential security to students, faculty, staff and visitors, and allow for the utmost pedestrian safety while travelling between the two campuses.

**2. Is the application for a deemed-to-be-approved conditional use permit or a conditional use plan approval? Check one.**

Deemed to be Approved

Plan Approval

**3. What is the current zoning on the property? Main Campus: A1-1, RS-1; North Campus: [Q]C1-1VL and P-1VL**

**What was the zoning when the building was built? \_\_\_\_\_**

**4. Subject property is level \_\_\_ sloping X rectangular \_\_\_ irregular-shaped X**



5. Describe how the site is presently developed, including details such as square footage of buildings, occupancy loads, stories, number of seats, etc. If the site has been destroyed, provide detail of what was destroyed and what remains.

Please refer to the associated Project plans which details the current and proposed development on both the Main Campus and North Campus.

6. Surrounding properties. Fill in the following matrix:

Direction	Zones	Uses
Northerly	RE11-1, RS-1	Single Family Homes
Southerly	RE11-1, RS-1	Single Family Homes, Park
Westerly	RE11-1	Single Family Homes
Easterly	RS-1, (Q)RD5-1, A1-1VL, [Q]C1.5-1VL	Single Family Homes, Automotive Repair Shop

7. If you are rebuilding, is it on the same foundation? Yes/No N/A Are you adding floor area? Yes/No \_\_\_ If yes, how much? \_\_\_Sq. Ft. \_\_\_%
8. Is a conditional use permit now on the property? Yes/No Yes If yes, what type? Conditional Use for a private high school What section of the Municipal Code permits this use(s)? Section 12.24 U.24(b) Attach a copy of all prior conditional use cases to this application. See most recent Case No. CPC-2009-1477-CU-ZV-ZAA-SPR submitted with subject application.
9. Is the use site the same size it was when it was established? Yes/No No If the site has changed in size please explain. North Campus proposed to be incorporated to allow for additional athletic and parking facilities.
10. Was the use discontinued for a year or more? Yes/No No If yes, please explain: N/A  
 If the use was discontinued for a period less than one year, give dates. N/A
11. How many parking spaces are now on the site? 462 on the Main Campus How many parking spaces were on the site on the date that the use became established? 451 per the current CUP How many spaces will be required by Code for the proposed addition? No additional What will be the total number of parking spaces required by Code for this site, if the Plan is approved? 451 per the current CUP

12. **Improvements were originally permitted on \_\_\_\_\_ Building Permit Number(s) \_\_\_\_\_ and Certificate of Occupancy issued on \_\_\_\_\_ (Attach copies.) Please refer to copies of all issued building permits and certificates of occupancy submitted with subject application.**

The Office of Zoning Administrative Research will primarily be based on business licenses, field check, prior cases and building permits. If you will provide a business license history, copies of building permits, certificates of occupancy and photographs, it will help the staff process this request.

Please provide a list of all prior cases and plan approvals.

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13. **How many retail uses did you have originally? Existing commercial shopping center to be demolished How many are you proposing? No retail proposed. Project is limited is private high school use including associated athletic fields. Parking spaces to be provided? N/A**

**THE FOLLOWING QUESTIONS APPLY TO APPLICATIONS FOR PRIVATE SCHOOL, CHILD CARE, NURSERY OR PRESCHOOL FACILITY:**

1. **Describe the type of school (e.g., elementary, junior high school, nursery, etc.)**

Private High School (grades 9 through 12)

2. **What is the maximum number of students (children) to be enrolled at each grade and age level?**

As permitted under Condition No. 4 of the current CUP, maximum student enrollment is 1,360 students, grade 9 through 12. No increase in the maximum number of students is proposed as part of the Project.

3. **What are the hours of operation? Indicate whether Monday through Friday only or also weekends.**

Daytime classroom instruction is from 6:30 AM to 6:00 PM, Monday through Friday. Additional school related activities are permitted to occur on the existing campus on evenings and weekends, per the current CUP. Please refer to Condition Nos. 5, 6, 11, 12 and 13 of the current CUP for additional details on hours, and to Attachment D.1 for additional information on proposed modification to hours of operation related to commercial filming and marching band practices only.

4. **What are the number of classrooms and teachers?**

There are 37 existing classrooms on the Main Campus, of which 17 are to be removed and 20 are to remain. A total of 19 new classrooms are proposed on the Main Campus (within the new Multistory Building), for a total of 39 classrooms proposed upon Project completion

(including existing and new). No classrooms are proposed on the North Campus.

There are currently 69 teachers. Upon Project completion, there will be approximately 102 teachers.

**5. What are the number of administrative staff?**

There are currently 54 administrative staff. Upon Project completion, there will be 55 administrative staff.

**6. Will there be busses, and, if so, where will they be stored?**

Chaminade uses contracted bus services. Buses are not stored on campus.

**7. Where will cars load and unload students? How many cars?**

Chaminade has developed and continues to implement a Transportation Management Plan to coordinate the loading and unloading of students at the High School campus (Main Campus). A Traffic Management Plan will be proposed to address the updated loading and unloading of students per the revised campus plan. The loading and unloading of students will continue to occur on-site for vehicular student drop-off and pick-up, along the westerly property line of the Main Campus, and will continue to occur along the west side of Saticoy Street, adjacent to the Main Campus, for bus drop-off and pick-up. As part of the Project, Chaminade also proposes for additional student drop-off and pick-up to occur along the north side of Cohasset Street, within a proposed passenger loading zone.

Driving students will continue to park on-site on the Main Campus, in designated student parking lots. The westerly parking lot proposed on the North Campus will be designated as a new senior and staff parking lot, but student drop-off and pick-up is not proposed on the North Campus.

**8. Describe the size and location of signs.**

Existing signage on the Main Campus is to remain. and no new signage is proposed at this time. There are two signs currently located on the Main Campus. There is one 8-foot tall by 12-foot wide, two-sided, electronic (LED) pole sign located on the northwest portion of the Main Campus, adjacent to Saticoy Street, for on-site identification purposes. The other sign is located on the north side of Cohasset Street, near the intersection with Chaminade Street, which is approximately 4 feet by 3 feet and has been incorporated within a stone wall, facing south toward Cohasset Street. Two new 4 feet by 3 feet signs will be installed on the North Campus with one located at the entrance off Woodlake and one located at the entrance off of Saticoy.

**9. Does anyone live on the premises; if so, where?**

There is one Chaminade-owned, single-family residence located on the southeast corner of the Main Campus, where priests and brothers associated with Chaminade live. The home is proposed to be converted to administrative offices as part of the Project, at which time the priests and brothers will move to one or more of the adjacent single-family homes owned by

Chaminade.

**10. Are there to be special events, e.g., fund-raising events, parent-teacher nights, graduation ceremonies or athletic events? How often are these proposed?**

No changes are proposed to the number of special events permitted under Condition No. 12 of the existing CUP.

**11. Is there a main place of assembly, e.g., auditorium, gymnasium or stadium, and if so, how many fixed seats?**

As shown on the enclosed plans, there are several areas of assembly on the Main Campus, including a gymnasium, performing arts center, student center and stadium, which are to remain. The existing gymnasium has 1,000 fixed seats on bleachers. The existing performing art center has 360 fixed seats. The existing student center can accommodate 928 unfixed seats that are set up as needed for events. The existing stadium has bleacher seating that accommodates approximately 2,500 spectators on the home side and approximately 700 spectators on the visitors' side, for a total of 3,200 fixed seats. No new places of assembly are proposed on the Main Campus.

On the new North Campus, bleachers are proposed at the southwest corner of the baseball field providing approximately 350 fixed seats. Bleachers are also proposed west of the new pool providing approximately 126 seats.

**12. Is there to be night lighting and/or a public address system (please identify on your plot plan as well as discussing in the application)?**

Yes, there is and will continue to be night lighting and a public address system on the Main Campus, and new night lighting and a public address system is proposed on the North Campus. Night lighting and the outdoor public address system are currently restricted by Condition Nos. 24, 25, and 26 of the existing CUP, which are referenced below and will continue to be complied with respect to existing and new night lighting and the public address system on both the Main and North Campuses:

Condition No. 24 – 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 from adjacent properties.

Condition No. 25 – 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.

Condition No. 26. 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.

**13. What is the number of on-site parking spaces (please be sure these are specifically delineated on your accompanying plot plan)?**

As identified on the associated site plans, there will be a total of 501 on-site surface parking spaces upon Project completion, exceeding the 451 on-site parking spaces required under the current CUP (per Condition No. 15). A total of 400 parking spaces will be located on the Main Campus, within three separate parking lots (including one new parking lot fronting on Cohasset Street and three, existing parking lots to be renovated to incorporate EV parking and charging stations) and there will be 101 new parking spaces on the North Campus, located within two separate parking lots (one along Saticoy Street and one along Woodlake Avenue).

**14. Be sure that your plot plan shows all buildings or other structures, fences/walls (and their height), play area(s), landscaping or other physical features of your proposed facility. Indicate whether an improvement is existing or proposed, as well as its size and proximity to other buildings/structures and to respective property lines.**

Please refer to the site plan submitted with the subject application.

**15. Are there to be any buildings/structures demolished/remodeled?**

Yes, approximately 32,204 square feet of existing classroom buildings (floor area), including existing portable buildings, is proposed to be demolished on the Main Campus and approximately 53,929 square feet of existing retail/commercial shopping center Floor Area is proposed to be demolished from the site of the new North Campus.

###