

West Hills Neighborhood Council

*"It's our neighborhood.
Let's build a community."*

September 21, 2023

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Mr. Robert Webb, President
Chaminade College Preparatory
7500 Chaminade Avenue West
Hills, California 91304

Re: Expansion of an Existing High School, Including Construction, Use and Maintenance of a New Campus

Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA

Dear Mr. Webb:

The request for the proposed expansion of Chaminade College Preparatory High School is in actuality a request for the construction of a Sports Center without respect for the surrounding and adjacent single-family homes. According to the Planning Department, limitations are necessary to protect the best interests and to assure a development in harmony with the General Plan and the surrounding communities. The West Hills General Plan Land Use is very low residential, any reference to the West Hills **DRAFT** Community Plan is unacceptable. Please see Exhibits A & B attached hereto for reference.

The West Hills Neighborhood Council ("WHNC") Zoning & Planning Sub-Committee is in the process of an investigation regarding this case.

Our findings to date are as follows:

1. Many constituents would support an expansion of classrooms and library to the North campus if done appropriately with respect for the surrounding neighborhood;
2. Many constituents would support a Sports Center on the main South campus with compliance to the current conditions; and
3. Attachment D.1, regarding Discretionary Requests from Chaminade to change conditions place on Chaminade in Case No. CPC-2009-1477-CU-ZV-ZAA-SPR.



P.O. Box 4670, West Hills, CA 91308-4670 • mail@westhillsnc.org • www.westhillsnc.org



Recommendations from the Zoning & Planning Committee:

1. Condition 5 – To remain as written for both campuses;
2. Condition 6E Athletic Field Use/Batting Cages – Hours of operation and renting of facilities would be detrimental to the quiet and quality of life if permitted;
3. Condition 11 A& B Marching Band - Request is unclear and excessive; Condition to remain as written. Please see Exhibit C attached hereto for reference;
4. Condition 15 Parking – On-site parking requires further explanation for both the main South campus and North Campus;
5. Condition 16 Traffic Management Program – Requires an updated Traffic Management Program and the current program is flawed;
6. Condition 18 Buses – Requires queuing, possible splitting of buses and implementation of a drop-off and pick-up plan that does not inhibit traffic flow;
7. Condition 24 Lighting – Current lighting on the main South campus can be seen from adjacent streets; this is non-compliant with this condition;
8. Condition 26 Noise Mitigation – Should be kept as written for protection of the neighbors; and
9. Condition 27 Complaint Log – Constituents have been unable to locate a number for the Chaminade hotline. Requests were made directly to the school’s office to see the complaint log. No log has been located to date. Pursuant to Condition 27 and as a public record, the WHNC requests a quarterly report of the complaint log.

APPLICANT REQUEST FOR A ZONE CHANGE TO THE NORTH CAMPUS C2-1 WITH R4 USES

WEST HILLS NEIGHBORHOOD COUNCIL (“WHNC”) ZONE CHANGE REQUEST FOR THE NORTH CAMPUS – C1-1VL-CUP-Variance-Covenant Agreement

Please see Exhibits D & E attached hereto for reference.

TRAFFIC STUDY:

The analysis of the May 4, 2023 Transportation Assessment report and the corresponding May 16, 2023 City of Los Angeles Inter-Departmental Correspondence remains in dispute. According to the reports, the project would not exceed 250 daily vehicle trips (“DVT”) and refers to the shopping center (“North Campus”) as a “high trip generator”. The reality is that the

Mr. Robert Webb, President
September 21, 2023
Page 3

shopping center is an extremely “low trip generator”. The WHNC’s sub-committee encountered only 8 vehicles parked in the shopping center lot during one visit with 5-6 vehicles entering intermittently, 10 parked vehicles on another visit with 5-6 vehicles entering intermittently and comparable numbers of vehicles parked and entering on other visits. Intermittent vehicle trips generated throughout the day at the shopping center do not create long vehicle line-ups at Woodlake, Saticoy or Keswick nor interfere with traffic flow.

Many of the stores in the shopping center have been closed for many years and remain closed today. Fields Market has managed to remain open due to its continued use by the film industry for commercial filming.

Although student enrollment is stated to remain the same, there is no calculation for additional traffic from students coming from other schools and public attendance to the proposed Sports Center for games and competitions. Because Chaminade has not submitted a Traffic Management Program to date, that was not calculated in the analysis. Please see Exhibit F attached hereto for reference.

Should you have any questions please do not hesitate to let us know.

Respectfully Submitted,

Bill Rose

Bill Rose, Co-Chair
Zoning & Planning Committee

Charlene Rothstein

Charlene Rothstein
Zoning & Planning Committee

Enclosures as noted

cc: Councilmember John Lee
Hannah Lee, Council District 12
Dan Rosales, Council District 12
Trevor Martin, City Planning
Claudia Rodriguez, City Planner
Vicente Cordero, LADOT
Brad Rosenheim, Esq.

ZIMAS

Search

Reports

Resources

7500 N CHAMINADE AVE Font: A A
A

Address/Leqal	
Site Address	7500 N CHAMINADE AVE
Site Address	23241 W COHASSET ST
ZIP Code	91304
PIN Number	186B093 52
Lot/Parcel Area (Calculated)	858,154.4 (sq ft)
Thomas Brothers Grid	PAGE 529 - GRID F4
Assessor Parcel No. (APN)	2027005009
Tract	TR 26072
Map Reference	M B 676-76/77
Block	None
Lot	FR LT 1
Arb (Lot Cut Reference)	None
Map Sheet	186B093

- [Jurisdictional](#)
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- [Assessor](#)
- [Case Numbers](#)
- [Citywide/Code Amendment Cases](#)
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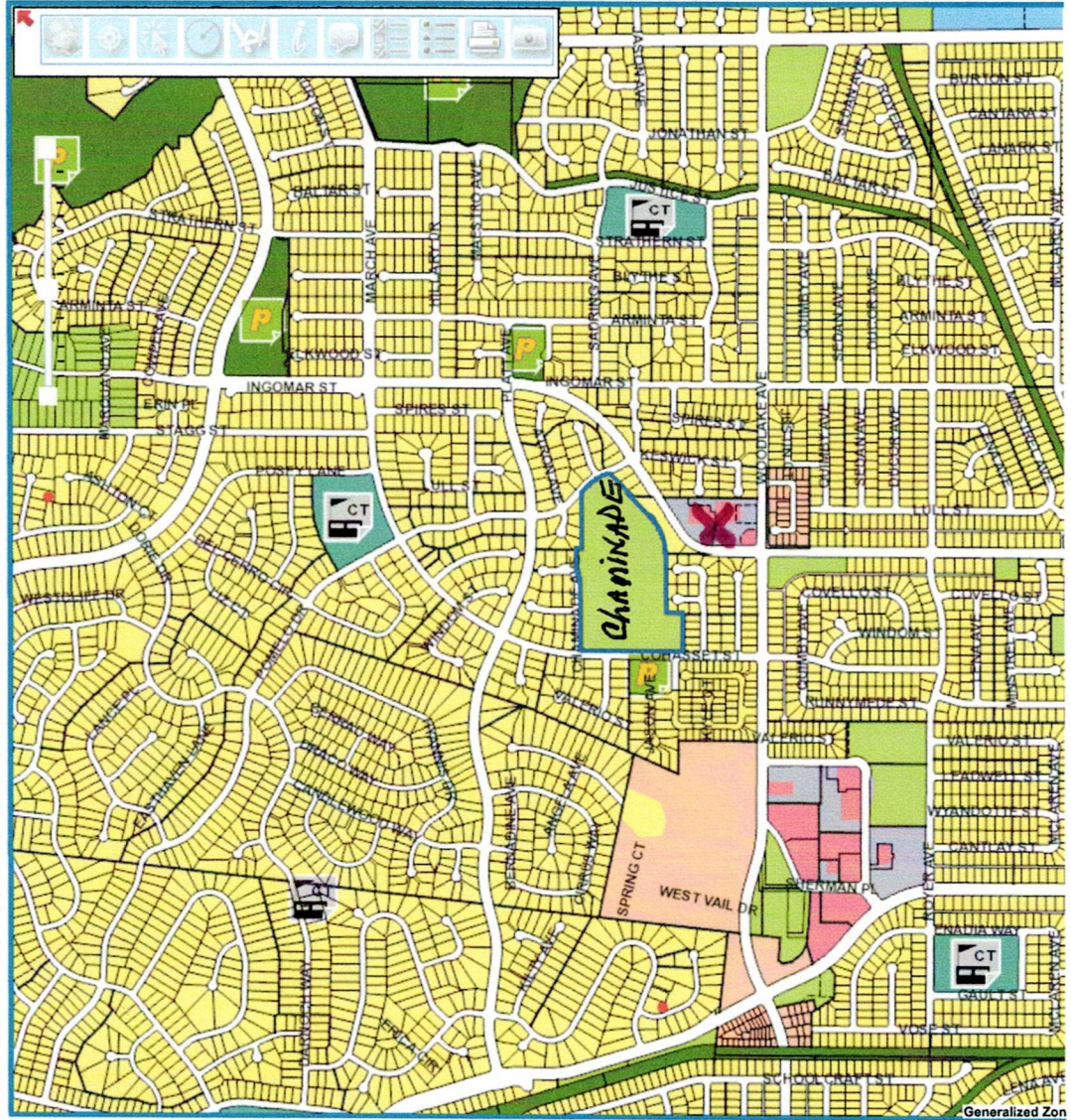
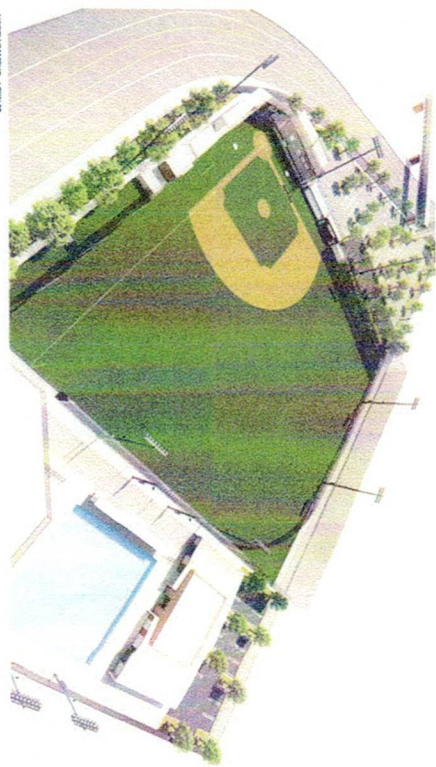


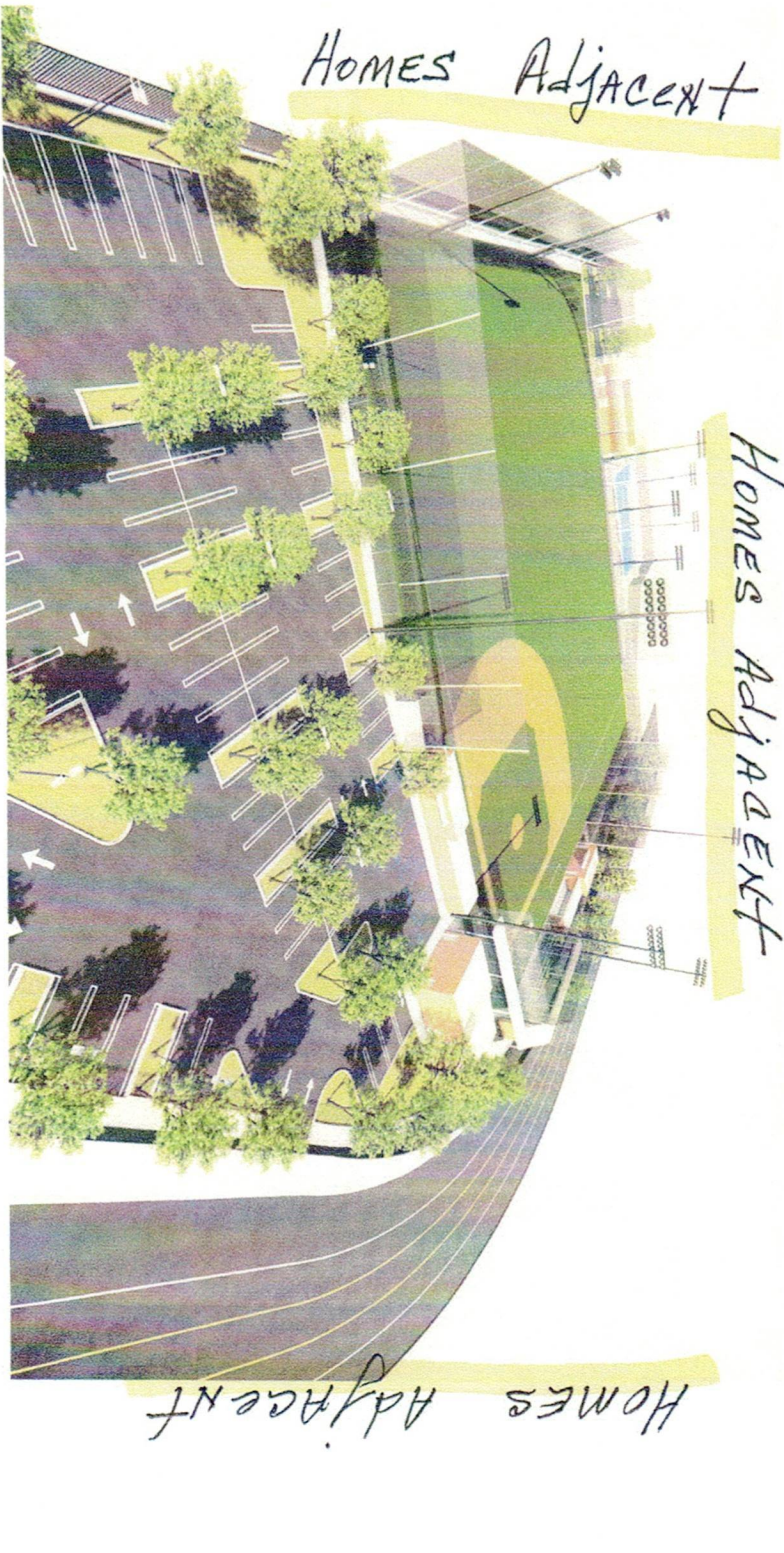
Exhibit B



NORTH CAMPUS - VIEW B1



NORTH CAMPUS - VIEW B2



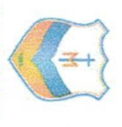
NORTH CAMPUS - VIEW B3

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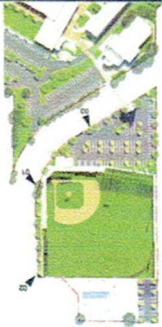
AGENCY APPROVAL:



HMC Architects
356.100.1000

356 CHAMNADE STREET
OAKLAND, CA 94612
WWW.HMCARCHITECTS.COM



DATE:



PROJECT: 7500 Chamnade Ave, West Hill, CA 94544
PROJECT: CHAMNADE COLLEGE PREPARATORY HIGH SCHOOL
SHEET NAME: RENDERINGS - NORTH CAMPUS
CAMPUS PLAN
DATE: 2018.04.07
CLIENT: CHAMNADE COLLEGE PREPARATORY HIGH SCHOOL

A5.1

ATTACHMENT D.1 – Conditions of Approval Compliance Matrix

Case No. CPC-2009-1477-CU-ZV-ZAA-SPR, Approved 11/17/2009, and As Amended by Letters of Clarification, dated 4/6/2010 & 6/16/2010	
Condition	Response / If Applicable, REQUEST for Condition Modification
<p>9. Sign. One (1) 16-foot tall, text-only, LED pole sign for on-site identification and informational purposes only, with an 8-foot tall pole, and a sign face with dimensions of 8 feet in height and 12 feet in width, will be allowed along the Saticoy Street frontage as shown on the site plans (Exhibit B1). The pole sign will be in substantial conformance with Exhibit B3.</p>	<p>The Applicant is in compliance with this condition with respect to the existing pole sign. Please note that new identification and wayfinding signs will be proposed on the North Campus and on the pedestrian bridge.</p> 
<p>10. Landscaping. For each new structure, and <u>prior to obtaining any grading or building permits before the recordation of the final map</u>, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Planning Department in accordance with CP-6730.</p>	<p>The Applicant has complied with this condition.</p>
<p>11. Marching Band practices shall be limited to the following locations and hours:</p> <p>a. Evening Practice Sessions. A maximum 1 weekday night per week in the outdoor stadium, between the hours of 6:30 p.m. and 9:00 p.m., to be completed with the lights turned out and the stadium vacated no later than 9:00 p.m. Students leaving the campus after 9:00 p.m. shall be instructed that no playing of instruments shall occur after the end of the session; this shall be strictly enforced by the school administration. The instructor or school staff shall monitor student activities and departures to ensure that noise impacts on adjacent neighbors are minimized.</p> <p>b. Morning Practice Sessions. In addition to the one night as per above, a maximum 3 working days (Monday through Friday) per week between the hours of 7:50 a.m. and ending by 9:30 a.m. An exception is made for no more than two weeks in the summer when a marching band camp is held. In all instances, all students shall refrain from congregating at the practice site prior to 7:30 a.m. and after 9:30 a.m. during the school year and between 7:30 a.m. and after noon during the two-week band camp, to minimize noise impacts on adjacent neighbors. An instructor/school staff member shall be present at the subject location by 7:30 a.m. to monitor student activities and arrivals to ensure that</p>	<p>REQUEST – Chaminade has a truly successful marching band program and requires slightly more outdoor practice time, as follows:</p> <p>a. The Applicant requests up to two (2) weekday nights per week in the outdoor stadium, between the hours of 6 p.m. to 9 p.m., in lieu of one (1) weekday night per week from 6:30 p.m. to 9 p.m.</p>  <p>b. The Applicant requests that this condition be modified consistent with any modification to Condition No. 11.a. Chaminade also requests that morning practice sessions be modified to up to 2 hours of outdoor practice per day between the hours of 8:00 a.m. to 3:00 p.m, with an exception to allow no more than two weeks in the summer for marching band camp to be held between the hours of 8:00 a.m. and 8:00 p.m. To minimize disruption for neighbors, the outdoor playing of instruments is proposed to be limited to four (4) hours per day during summer camp.</p>

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Case No. CPC-2009-1477-CU-ZV-ZAA-SPR, Approved 11/17/2009, and As Amended by Letters of Clarification, dated 4/6/2010 & 6/16/2010	
Condition	Response / If Applicable, REQUEST for Condition Modification
<p>noise impacts on adjacent neighbors are minimized. No instruments shall be played (including tuning, or "warming up") prior to the 7:50 a.m. start time.</p> <p>c. Saturday Sessions. A cumulative total of five Saturday marching band "warm up" sessions, immediately prior to participation at athletic competitions, shall be permitted during the school year, with hours expressly limited to starting after 8:45 a.m. and ending before 5:00 p.m.</p>	<p>c. No change is requested to this Condition. The Applicant complies with this condition and will continue to comply after Project completion.</p>
<p>12. Special Events.</p> <p>a. No more than 18 "Special Events" are authorized. Special events are activities involving parents and/or other visitors where more than 451 vehicles are anticipated at one time. School administrative board meetings and parent/teacher meetings are excluded from the definition of "Special Events".</p> <p>b. Unless subsequently modified by the City Planning Commission, the 18 special events authorized on the property are as follows:</p> <ol style="list-style-type: none"> 1) Graduation - <u>One per semester</u> 2) Varsity Football Games (not including playoffs) - Eight per year 3) Also, <u>nine additional days annually</u>, for school performances, other athletic events, and school-related fundraising activities. 4) A copy of the Calendar and List of Major Events shall be submitted to the appropriate Council District, West Hills Neighborhood Council, and residents within 500 feet of the school property at least 60 days prior to the beginning of each school year for their reference. 5) Calendar Modifications. No variation to allow any "special" event that is not included on the Calendar shall be scheduled without a minimum 60-day advance notification to the appropriate Council District, Neighborhood Council, and residents within 500 feet of the school property. (This 	<p>The Applicant is in compliance with Condition No. 12 and will remain compliant with respect to the proposed Project. No changes are proposed to the permitted Special Events.</p>

EXHIBIT D
REQUEST FOR

Case No. CPC-2009-1477-CU-ZV-ZAA-SPR,

C1-1VL LIMITED COMMERCIAL ZONE. (1VL height restrictions) (see Attachment A)

The following regulations shall apply to the “C1” Limited Commercial Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and when a “**Supplemental Use District**” is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. Any use permitted in the CR Limited Commercial Zone ~~but not~~ including a church, educational institution, museum or school (elementary or high), provided that all the regulations of said CR zone are complied with except as provided in this section. Any residential use permitted in the ~~R3 Multiple Residential~~ Zone RS-1 provided that all the regulations of said ~~R3~~ RS zone are complied with except as provided in this section. **(Amended by Ord. No. 157,994, Eff. 9/25/82.)**

1.5. Hotels (including motels), apartment hotels or hostels when no portion of a structure proposed to be used as a hotel (including a motel), apartment hotel or hostel is located within 500 feet from any A or R zone. **(Amended by Ord. No. 185,931, Eff. 7/1/19.)**

2. **(Amended by Ord. No. 140,726, Eff. 9/3/70.)** The following retail stores, shops or businesses when conducted in accordance with the limitations hereafter specified:

(a) **Types of Uses:**

- (1) Bakery goods shop;
- (2) **(None)**
- (3) Barber shop or beauty parlor;
- (4) Book or stationery store;
- (5) Clothes cleaning agency or pressing establishment;
- (6) ~~Clubs or lodges, bridge clubs, fraternal or religious associations;~~ **(Amended by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.) Removed under covenant agreement**
- (7) Confectionery store;
- (8) Custom dressmaking or millinery store;

- (9) Drugstore;
- (10) Dry goods or notions store;
- (11) Florist or gift shop;
- (12) Grocery, fruit or vegetable store;
- (13) ~~Hospital, sanitarium or clinics (except animal hospitals).~~ **(Amended by Ord. No. 177,325, Eff. 3/18/06.) Removed under covenant agreement**
- (14) Hardware or electric appliance store;
- (15) Jewelry store;
- (16) Laundry agency;
- (17) Meat market or delicatessen store;
- (18) Office, business or professional;
- (19) Photographer;
- (20) Restaurant, tea room or cafe (excluding dancing or entertainment). Restaurants with drive-through service that adjoin or are across the street from or separated only by an alley from any portion of a lot in a residential zone or use or in an RA Zone, shall be subject to the conditional use requirements of Section 12.24 W.17. **(Amended by Ord. No. 173,492, Eff. 10/10/00.)**
- (21) Shoe store or shoe repair store;
- (22) Tailor, clothing or wearing apparel shop;
- (23) Laundries or cleaning establishments of a self-service type using only automatic machines with non-flammable cleaning fluid; **(Added by Ord. No. 140,726, Eff. 9/4/70.)**
- (24) Other uses similar to the above list when determined as provided for in Section 12.21 A.2.; **(Added by Ord. No. 140,726, Eff. 9/4/70.)**
- (25) Uses (not involving storage) customarily incident to any of the above-named uses and accessory buildings (including storage garages) when located on the same lot. Automobile parking space required in connection with permitted uses as provided for in Section 12.21 A.4.
- (26) **(Amended by Ord. No. 173,754, Eff. 3/5/01.)** Indoor swap meets when authorized pursuant to the provisions of Section 12.24 W.42.

(27) Joint living and work quarters for the following occupations: accountants; architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; insurance, real estate and travel agents; photographers and other similar occupations as determined by the Zoning Administrator, provided that the commercial uses are permitted by the underlying zone. **(First Sentence Amended by Ord. No. 172,572, Eff. 6/3/99.)** For all existing buildings, the yards required shall be the same as the yards observed by the existing structures on the site. For an existing building, for which a building permit was issued before April 1, 1994, and which contains no more than eight living and work quarters, the number of parking spaces required shall be the same as the number of spaces existing on the site. All other buildings used for this purpose must meet the parking and yard requirements for residential buildings. **(Added by Ord. No. 169,670, Eff. 5/13/94.)**

(28) Facilities for the development of software (including the reproduction of software and data) and other computer and media-related products and services, not including hardware. **(Added by Ord. No. 172,106, Eff. 8/14/98.)**

(29) Skilled Nursing Care Housing. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

(30) Alzheimer's/Dementia Care Housing. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

(31) Eldercare Facility. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

(b) Limitations:

(1) **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** All merchandise shall be ~~new~~ and shall be sold at retail only, unless the sale of the merchandise is authorized in an indoor swap meet pursuant to the provisions of Section 12.24 W.42.

(2) All activities are conducted wholly within an enclosed building, except that ground floor restaurants may have outdoor eating areas. An outdoor eating area for a ground floor restaurants may be located anywhere between the building and its required front yard, or between the building and any required side or rear yard which side or rear yard abuts a public street. **(Amended by Ord. No. 165,403, Eff. 2/17/90.)**

(3) All products produced, whether primary or incidental, are sold on the premises, and not more than five persons are engaged in such production or in servicing of materials. **(Amended by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.)**

(4) Any exterior sign is attached to a building, does not extend more than two feet beyond the wall of the building, and does not project above the roof ridge or parapet wall (whichever is higher) of the building.

(5) **(Added by Ord. No. 174,097, Eff. 8/26/01.)** All retail stores, shops or businesses shall be limited to less than 100,000 square feet of floor area. This limitation shall apply to the cumulative sum of related or successive permits that are a part of a larger project, such as piecemeal additions

to a building, or multiple buildings on a lot or adjacent lots, as determined by the Director of Planning.

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area. (Amended by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.) No building or structure nor the enlargement of any building or structure, shall be erected and maintained unless the following yards, lot areas and loading spaces are provided and maintained in connection with such building, structure or enlargement.

In applying the provisions of this section, the front lot line of a corner lot shall be the line separating the lot from the principal street upon which it abuts. Where said lot abuts upon a major or secondary highway such highway shall be construed as being the principal street. Where a lot abuts upon two or more highways, and in all other cases, a Zoning Administrator shall determine which street is the principal street.

1. **Front Yard.** There shall be a front yard of not less than 10 feet in depth.
2. **Side Yards.** Side yards shall be required only in the following instances:
 - (a) Along the side street lot line of every corner lot in the C1 Zone.
 - (b) Where the side lot line of the lot in the C1 Zone abuts upon the side of a lot in an A or R Zone.
 - (c) For all portions of buildings erected and used for residential purposes.

The width of such required side yard shall not be less than 10 percent of the lot width, but need not exceed five feet and shall not be less than three feet in width. Provided, however, that one foot shall be added to the width of the required side yard for each additional story above the second story, but such side yard need not exceed 16 feet in width.

In all other cases, a side yard for a commercial building shall not be required, but if provided, it shall not be less than three feet in width.

3. **Rear Yard.** A rear yard shall be provided only in the following instances:
 - (a) Where the rear of the lot in the C1 Zone abuts upon a lot in an A or R Zone.

(b) For all portions of buildings erected and used for residential purposes. Such yard shall be provided and maintained at and above the floor level of the lowest story designed or used for residential purposes, and the full height of the building shall be used in computing the required depth of rear yard.

The depth of such required rear yard shall be not less than 15 feet. One foot shall be added to the depth of such rear yard for each additional story above the third story, but such rear yard need not exceed 20 feet in depth.

4. **Lot Area.** The lot area requirements of the ~~R3~~ RS-1 Zone (Section 12.07.1 C.4.) shall apply to all portions of buildings erected and used for residential purposes. Provided, however, that where the lot is in the "H" Hillside or Mountainous Area, there shall be not more than one dwelling unit for each 5,000 square feet of lot area.

5. **Loading Space.** As required by Section 12.21 C.1. Exceptions to Area regulations are provided for in Section 12.22 C.

VARIENCES & MODIFICATIONS

1. School, elementary or high, or educational institution (Pursuant LAMC 6. LAMC 12.32 G2)
2. Approved Conditional Use, RS Suburban Zone Residential Zone (in lieu of R4 Multiple Dwelling) Zone.

EXHIBIT E
ATTACHMENT A
DISCRETIONARY REQUESTS
APPROVE/RECOMMEND
Case No. CPC-2009-1477-CU-ZV-ZAA-SPR

The applicant requests 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.

We recommend a **VESTING ZONE CHANGE ONLY** on the North Campus from [Q]C1-1VL and P-1VL to [Q]C1-1VL only, Pursuant to Los Angeles Municipal Code (“LAMC”) Sections 12.32 F and 12.32 G-2 a 1-3 Code. Keeping existing condition of a maximum 0.5:1 FAR

We reject applicants “Attachment C” under **JUSTIFICATIONS / FINDINGS “The proposed Zone Change is in conformity with public necessity, convenience, general welfare and good zoning practice.”**, references to the draft Canoga Park-Winnetka-Woodland Hill-West Hills Community Plan. This plan has not been adopted and is still under review and any reference to this plan is rejected when used for justification of any development or vesting zone change.

We reject applicants Attachment F Zoning Administrator Determination Findings section 3 Community Plan which references Page III-10 of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan. This section applies to Public Schools not private schools.

The applicant claims the development is beneficial in terms of **public necessity**. We reject these justification and findings. The applicant is a private school and business not open to the public while it is located in West Hills this proposed development serves it’s clients. Fences and security keep the public out.

The applicant claims the development is beneficial in terms of **Convenience**. We reject these justification and findings. The applicant is a private school and business not open to the public while, it is located in West Hills this proposed development serves Chaminade clients. There will be increased traffic on Saticoy where the drop off of clients will be changed. For the stakeholders in this area this will be inconvenient at best.

Community Plan page III-12 and III-13 Goals, Objectives and Policies states:

SCHOOLS:

In the Canoga Park-Winnetka-Woodland Hills-West Hills, public schools are administered by the Los Angeles Unified School District (LAUSD). The number of LAUSD facilities in the Plan area are twenty-two elementary schools, five middle schools, and three high schools.

GOAL 6:

PUBLIC SCHOOLS THAT PROVIDE A QUALITY EDUCATION FOR ALL OF THE CITY'S CHILDREN, INCLUDING THOSE WITH SPECIAL NEEDS, AND ADEQUATE SCHOOL FACILITIES TO SERVE EVERY NEIGHBORHOOD IN THE CITY.

Objective 6-1 Work constructively with LAUSD to promote the siting and construction of adequate school facilities phased with growth.

Policies

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

Program: Develop plans to address issues of siting and joint use of facilities including strategies for expansion in transit-rich locations.

Program: Use the City's "Annual Growth Report" to monitor locations for growth and potential new school sites.

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

Policies 6-2.1 Encourage the siting of community facilities (libraries, parks, schools and auditoriums) together. Program: Formulate/update plans to address issues relating to siting and the joint use of facilities. Identify strategies for the expansion of school facilities including:

1. Siting of schools and other community facilities (libraries, parks, and auditoriums) within a transit station, center, or mixed-use area so they can complement each other and make the most efficient use of the land provided for these services.

2. Locating middle schools and high schools where possible, close to transit stations and key centers and mixed-use districts, so students can use the transit system to get to and from school.

3. Encouraging private redevelopment of existing school sites in the immediate vicinity of transit stations and centers so that the existing site (a low intensity use) would be replaced by a high intensity mixed-use development that would incorporate school facilities.

The above policies are intended for Public Schools not Private Schools. We reject these policies as applied to Private Schools.

The applicant claims the development is beneficial in terms of **general welfare**. We reject these justifications and findings. The applicant is a private school and business is not open to the public while located in West Hills this proposed development serves its clients. We agree the general welfare of the applicants' clients will benefit from this proposed development, but the general public will not.

The applicant claims "the proposed Vesting Zone Change and Height District Change is beneficial in terms of **good zoning practice**" The applicant claims that their proposed C2 Zone corresponds to the existing Neighborhood Commercial land use designation of the North

Campus. These justifications refer to a draft Community Plan that has not been adopted. We reject all references to the Draft Community Plan.

We recommend C1-1VL Zone for this development project in keeping with “good zoning practice” with the application of condition 1 referenced on the applicates attachment D.1 of the Conditions of Approval Compliance Matrix.

We recommend the R3 zoning normally allowed under C1 modified to RS.

1. Community Plan I-9 “Preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.”
2. Community Plan I-2 “West Hills” This primarily single-family neighborhood is bound by Roscoe Boulevard to the north, Topanga Canyon Boulevard on the east, the Ventura Freeway to the South, and the Simi Hills on the South and Southwest.
3. Residential page III-1 of Community Plan states: “the proposed Plan has three fundamental premises. First, is limiting single family residential densities in various neighborhoods to the prevailing density of development in these neighborhoods”
4. The properties located to the north of the Subject Property and abutting, are zoned RS-1 and improved with single-family.
5. The properties located to the west and south of the Subject Property across Saticoy Street, are zoned RS-1 and improved with single-family
6. LAMC 12.32 G2 provision may be made in a zoning ordinance that the property not be utilized for all the uses ordinarily permitted in a particular zone classification and/or that the development of the site shall conform to certain specified standards, if the limitations are deemed necessary to:
 - (1) Protect the best interests of and assure a development more compatible with the surrounding property or neighborhood;
 - (2) Secure an appropriate development in harmony with the objectives of the General Plan; or
 - (3) Prevent or mitigate potential adverse environmental effects of the zone change.

We recommend -1VL for height restrictions. (Summary of Zoning Regulations page 7) All surrounding properties are -1VL or RS-1.

C2-1 would violate the intent of the Community Plan to preserve the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.

Applicants **CONDITIONS OF APPROVAL COMPLIANCE MATRIX**

8. Setbacks change. The Applicant requests the modification of Condition No. 8 to clarify that it applies to new structures on the Main Campus only, as there are no minimum required setbacks in the C2 Zone proposed for the new North Campus.

We reject C2 and recommend C1 for the North Campus Condition should be changed to “With the exception of the proposed xx-foot tall fence for the baseball field, all new structures abutting a single-family residence shall be located at a minimum distance of 25 feet from the property line on the North Campus All other setbacks shall comply with C1 zoned setbacks (LAMC) 12.13. section **C Area**. Setbacks on the Main Campus shall remain unchanged from the existing covenant agreement. (#8 Setbacks)

11. Marching Band practices shall be limited to the following locations and hours:

All changes rejected.

The Applicant requests the following discretionary approvals:

• A **ZONING ADMINISTRATOR DETERMINATION**, as follows:

a. A Zoning Administrator Determination, pursuant to Los Angeles Municipal Code (“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.

1. We reject 90-foot tall lights Pursuant to Community Plan page I-9 “Preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance” and LAMC 12.32 G2 provision may be made in a zoning ordinance that the property not be utilized for all the uses ordinarily permitted in a particular zone classification and/or that the development of the site shall conform to certain specified standards, if the limitations are deemed necessary to:
 - (1) Protect the best interests of and assure a development more compatible with the surrounding property or neighborhood;
 - (2) Secure an appropriate development in harmony with the objectives of the General Plan; or
 - (3) Prevent or mitigate potential adverse environmental effects of the zone change.

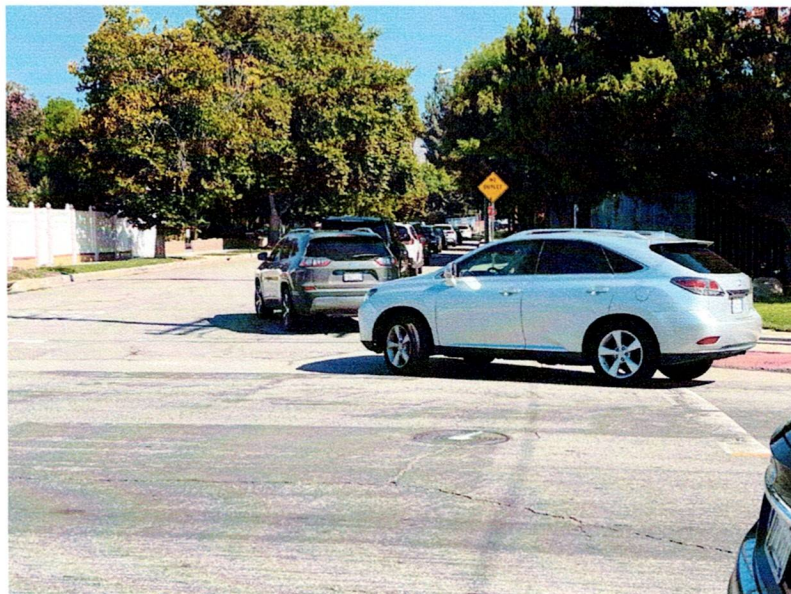
Chaminade -Traffic Study 8/31/23



A. Long line of cars lined up on Cohasset traveling west from Woodlake Avenue heading toward Chaminade's main gate



B. Long line of cars traveling east from Pomelo on Cohasset waiting to turn left to enter side gate accessed on Chaminade Avenue



C. Long lines of cars on Chaminade Avenue waiting to access side gate and cars also waiting on Cohasset to turn right onto Chaminade Avenue



TAKEN ON SAME DAY FROM INSIDE MY CAR AS I'M WAITING TO GO THRU THE STOP SIGN AT WOODLAKE & SATICOY. CARS GOING WEST ON SATICOY WERE LINED UP FROM STOP SIGN AT WOODLAKE & SATICOY TO ABOUT 1/2 BLOCK FROM FALLBROOK & SATICOY



9/7/23 8:15 AM-CARS LINED UP WESTBOUND TO CROSS WOODLAKE & SATICOY INTERSECTION.



9/7/23 8:25 AM-CARS LINED UP ON SATICOY TRYING TO CROSS INTERSECTION AT WOODLAKE & SATICOY.



3 8:10 AM-CARS LINED UP GOING EAST ON SATICOY WAITING TO CROSS WOODLAKE

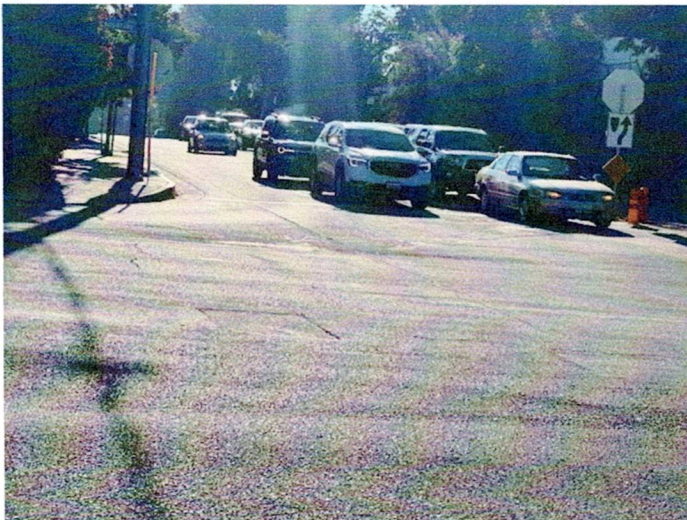
Chaminade -Traffic Study 9/07/23



9/7/23 8:10 AM CARS AT STOP SIGN AT WOODLAKE & SATICOY GOING SOUTH.



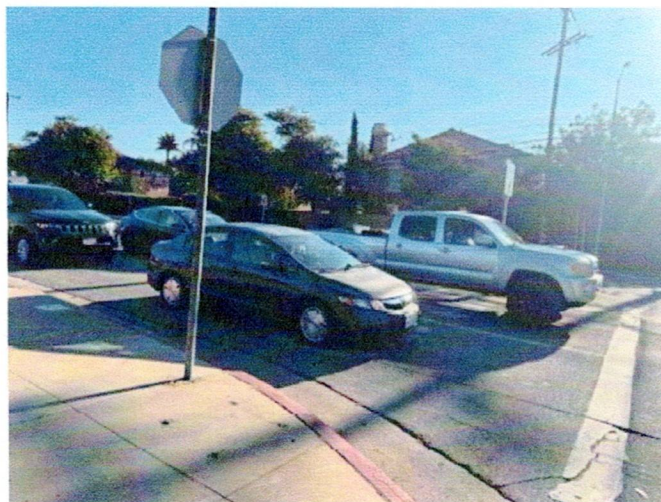
CARS GOING THRU INTERSECTION WEST ON SATICOY & SOUTH ON WOODLAKE AT 8 AM ON 9/7/23



9/7/23 8:15 AM-CARS GOING WESTBOUND ON SATICOY AT WOODLAKE.



9/7/23 AT 8:15 AM -CARS LINED UP GOING WESTBOUND ON SATICOY TO CROSS WOODLAKE. CARS LINED UP TO CHAMINADE ENTRANCE ON SATICOY.



9/7/23-CARS LINED UP GOING WESTBOUND & TO CROSS INTERSECTION AT
WOODLAKE & SATICOY 8:10 AM

Chaminade Expansion

Case CPC-2023-1254-VZC-HD-ZAD-ZAA

Conditions:

Approved by West Hills Neighborhood Council
Zoning & Planning committee September 12th, 2023

- 1) Zone Change to C1-1VL-CUP, a covenant agreement removing Hotels, Apts, etc from the C1 Zone and a variance/s as needed
- 2) All Conditions from the South Campus to be applied to the North Campus
- 3) No Events relocated to the North Campus
- 4) No parking on any residential streets for students and/or parents, games or events
- 5) Indoor/Enclosed Pool facility with same requirements as the noise mitigation included in CPC-2009-1477-CU-ZV-ZAA-SPR
- 6) Location of the Bridge (moved eastward away from homes for privacy)
- 7) Split buses/queuing avoiding traffic issues on Saticoy and Cohasset
- 8) Security guard at bridge/driveways to ensure that pedestrians do not cross in the street
- 9) Batting Cages/Hours of Operation/No rental or outside use
- 10) Lights at North Campus/Maximum height 50 feet
- 11) Setbacks on the North Campus, north side abutting residential, to be no less than 15 feet
(please see Exhibit G)

EXHIBIT G

AButting
HOMES

North Campus - Setback
North side abutting single family homes