

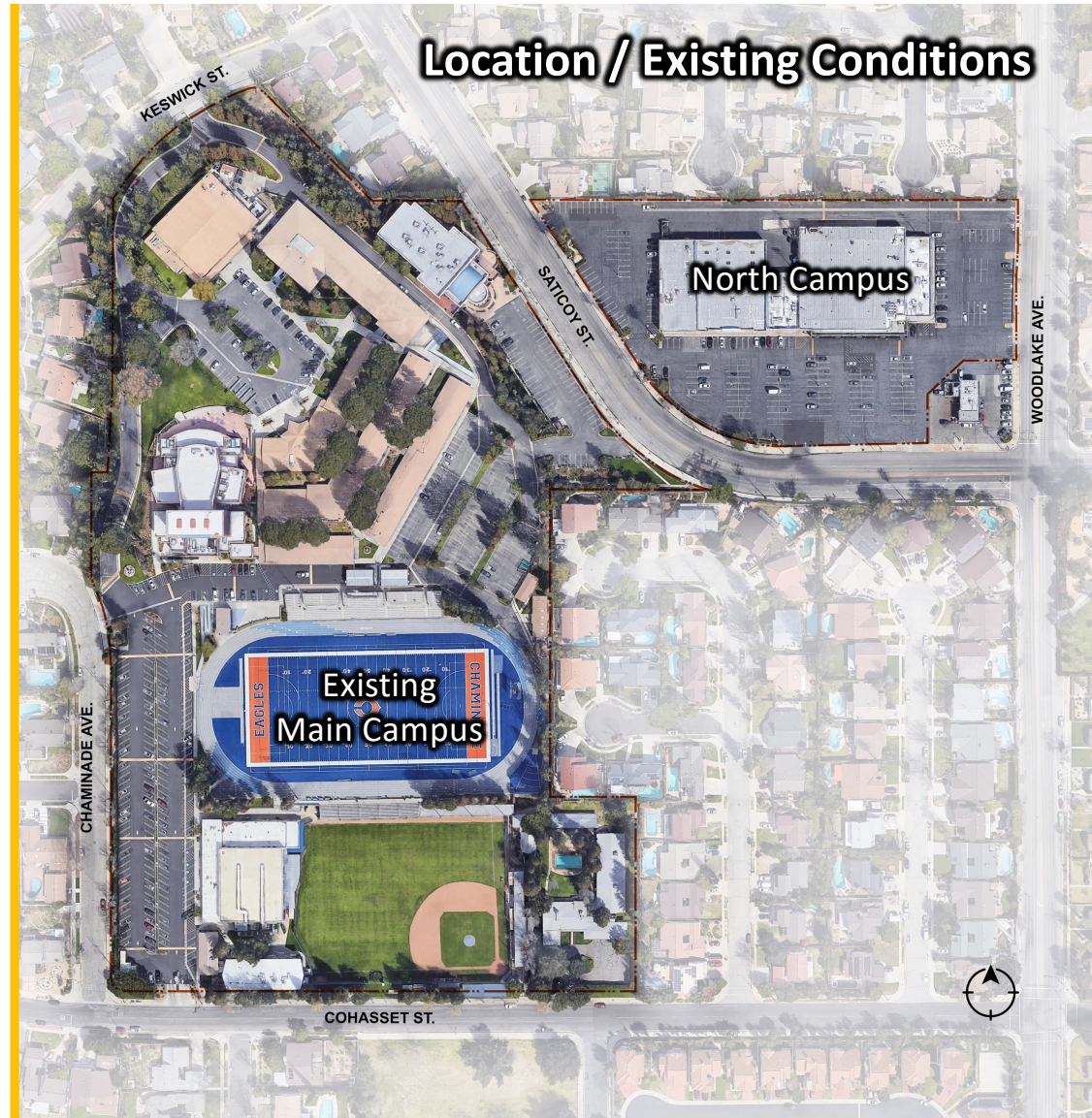
**PRESENTATION TO
WEST HILLS
NEIGHBORHOOD COUNCIL
ZONING & PLANNING COMMITTEE
FEBRUARY 27, 2023**

**CHAMINADE COLLEGE
PREPARATORY, HIGH
SCHOOL**

7500 CHAMINADE AVENUE,
23241 COHASSET STREET, 23260 SATICOY
STREET, 7619-7629 WOODLAKE AVENUE,
23217-23255 SATICOY STREET



CHAMINADE
COLLEGE PREPARATORY
70 YEARS OF
ACADEMIC
EXCELLENCE
— 1952 - 2022 —



CHAMINADE'S HISTORY IN THE NEIGHBORHOOD



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— 1952 - 2022 —

- In **1960**, establishment of the 15.6-acre Main Campus was approved for a high school use with a maximum capacity of 750 students.
- In **1961**, expansion of school site to approximately 20 acres.
- In **1985**, approved for an increased enrollment of 1,360 students. Approximately 37,000 square feet of classroom and accessory uses were also approved.
- In **2001**, addition of approximately 25,120 square feet of classroom uses were approved.
- In **2009**, addition of approximately 86,200 square feet of educational, athletic facilities and accessory school uses were approved.
- In March **2018**, Chaminade purchased the property located at 7619-7629 Woodlake & 23217-23255 Satcoy (the proposed North Campus).

Objectives of Campus Plan



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- Maintain and secure a safe campus
 - Enhance interior fencing and gates
 - Maintain existing 8-foot security/perimeter fence
- Modernize existing campus facilities and improve the educational experience
- Maintain and increase student wellness opportunities

Existing
Classroom/Multi-
Use Buildings
Modernization

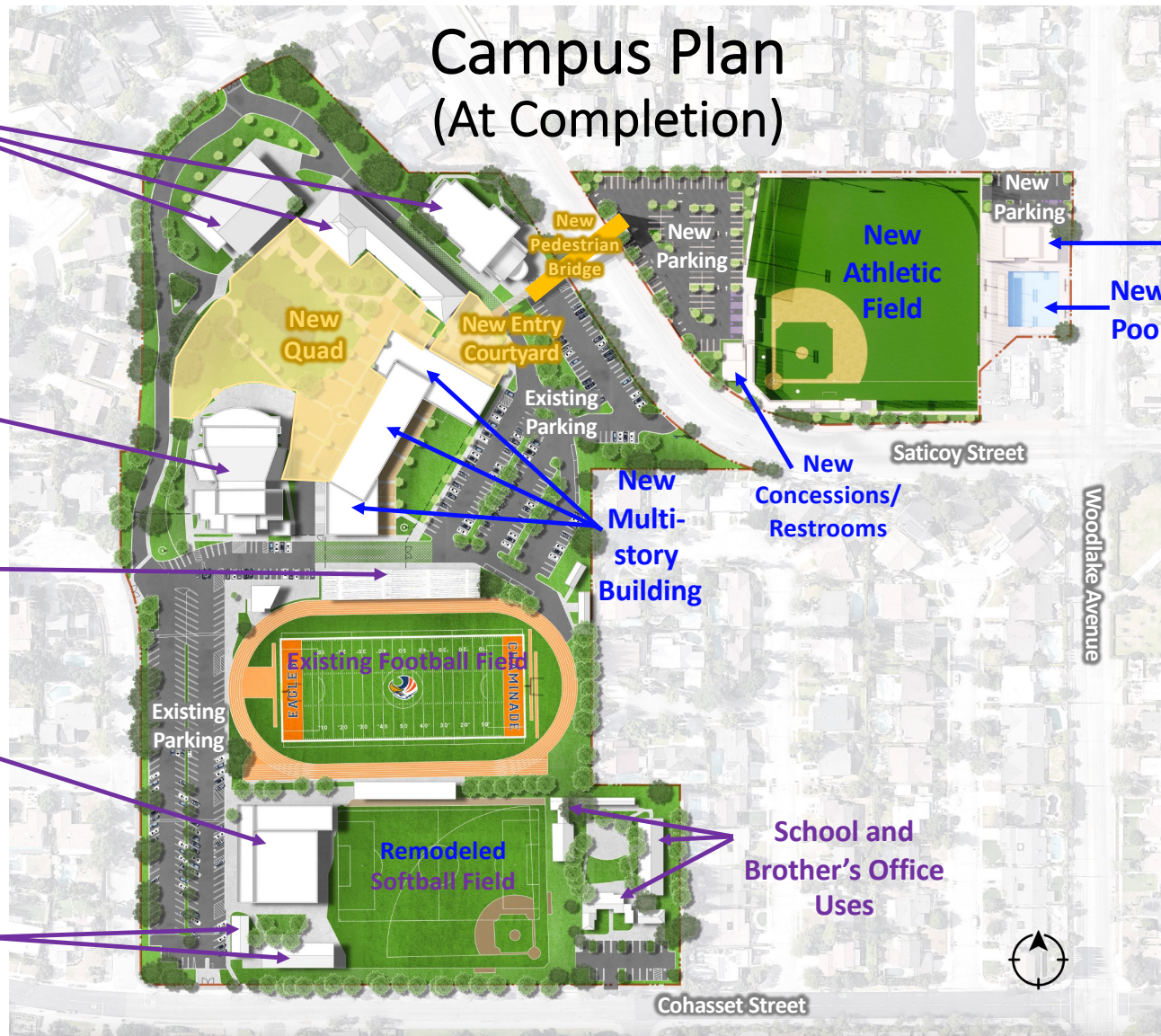
Existing
Performing
Arts Center

Existing
Bleachers/Storage

Existing
Gymnasium
Modernization

Existing Athletic
Facility/Campus
Ministry
Modernization

Campus Plan (At Completion)

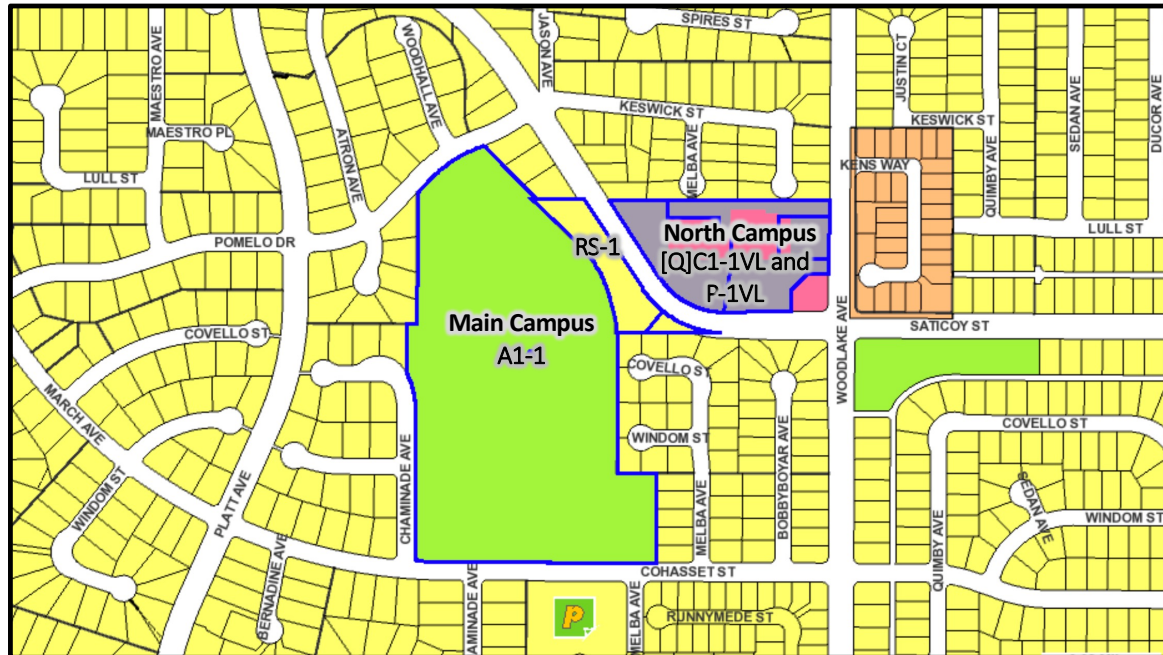


New
Pool
Building

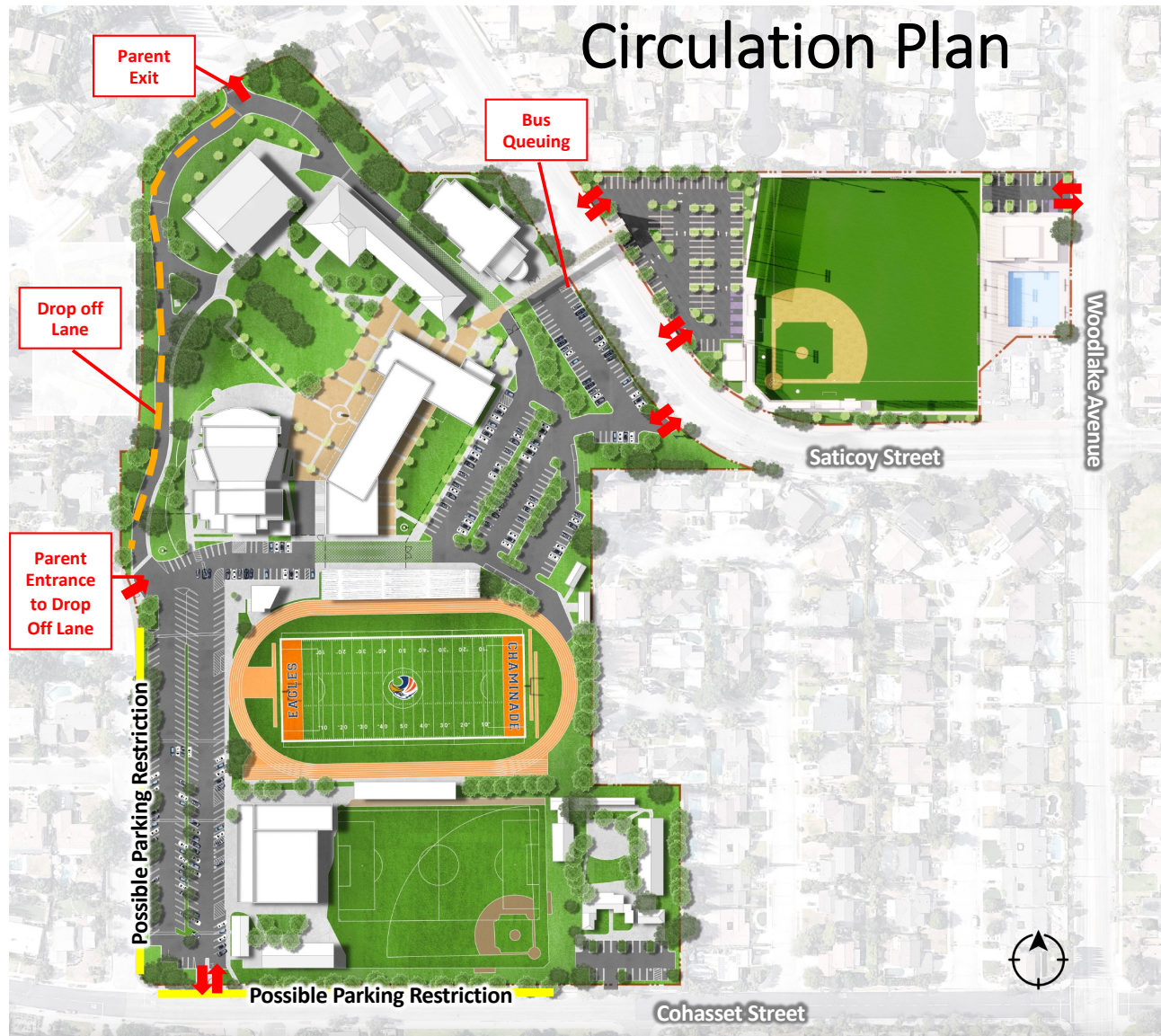
Woodlake Avenue

Cohasset Street

Current Land Use & Zoning



- Main Campus:
 - Zoning: A1-1, RS-1
 - Land Use: Very Low/Low Residential
 - Permitted Uses: Schools (with a CUP), Single-Family Dwellings, Agriculture Uses
- North Campus:
 - Zoning: [Q]C1-1VL, P1-VL
 - Land Use: Neighborhood Commercial
 - Permitted Uses: Schools, Multi-Family Residential, Retail, Restaurant, Schools (with a CUP), Offices, Parking



Community Outreach



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- **November 3, 2022** - Notice sent for the Community Open House to all neighbors w/in 500' of both the Main Campus and North Campus properties.
- **November 3, 2022** – Letter sent to five abutting neighbors immediately to the north of the North Campus.
- **November 15th and 21st 2022** - Community Open House
- **February 13, 2023** - Notice sent for the Zoning & Planning Committee to all neighbors w/in 500' of both the Main Campus and North Campus properties.
- **February 27, 2023** - West Hills Neighborhood Council – Zoning & Planning Committee meeting.

Entitlements



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- **Vesting Zone Change and Height District Change (VZC/HD)**
 - North Campus: From [Q]C1-1VL and P-1VL to C2-1
- **Vesting Tentative Tract Map (VTTM)**
- **Plan Approval under Existing Conditional Use (PA)**
 - For continued operation, revision and expansion of campus plan with no increase in student enrollment, and modifications to certain conditions
- **Zoning Administrator Adjustment (ZAA)**
 - Main Campus: 48' in height Multi-story building, in lieu of 45'
 - Main Campus: Encroachment of pedestrian bridge into required setbacks
 - Main Campus: Encroachment of existing structures into required setbacks along Cohasset Street and eastern property lines
- **Zoning Administrator Determination (ZAD)**
 - Main Campus: To allow for existing and new 8' perimeter fences and vehicular gates within front yards along Cohasset and Keswick Streets, in lieu of 6' maximum height
 - North Campus: To allow for new structures to range in height from 25' to 90' within 0-199 feet of lots zoned RW1 or more restrictive, in lieu of the 25-foot, 33-foot and 61-foot tall structures permitted

New School Entry



North Campus



North Campus



Pedestrian Bridge



Pedestrian Bridge





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— 1952 - 2022 —

THANK YOU