

# **CHAMINADE COLLEGE PREPARATORY, HIGH SCHOOL CAMPUS**

**MAIN CAMPUS:** 7500 CHAMINADE AVENUE

23241 COHASSET STREET

23260 SATICOY STREET

**NORTH CAMPUS:** 7619-7629 WOODLAKE AVENUE

23217-23255 SATICOY STREET



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# Overview of Tonight's Presentation



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- Presentation of Campus Plan
- Outreach to Date
- Changes to the Campus Plan and Operational Conditions
- Questions & Answers



# Objectives of Campus Plan



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- Maintain & secure a safe campus
  - Enhance interior fencing & gates
  - Maintain & expand security/perimeter fence
- Modernize existing campus facilities & improve the educational experience
- Maintain & enhance student wellness opportunities
- Operate with sensitivity to & respect for neighbors







Existing  
Classroom/Multi-Use  
Buildings  
**Modernization**

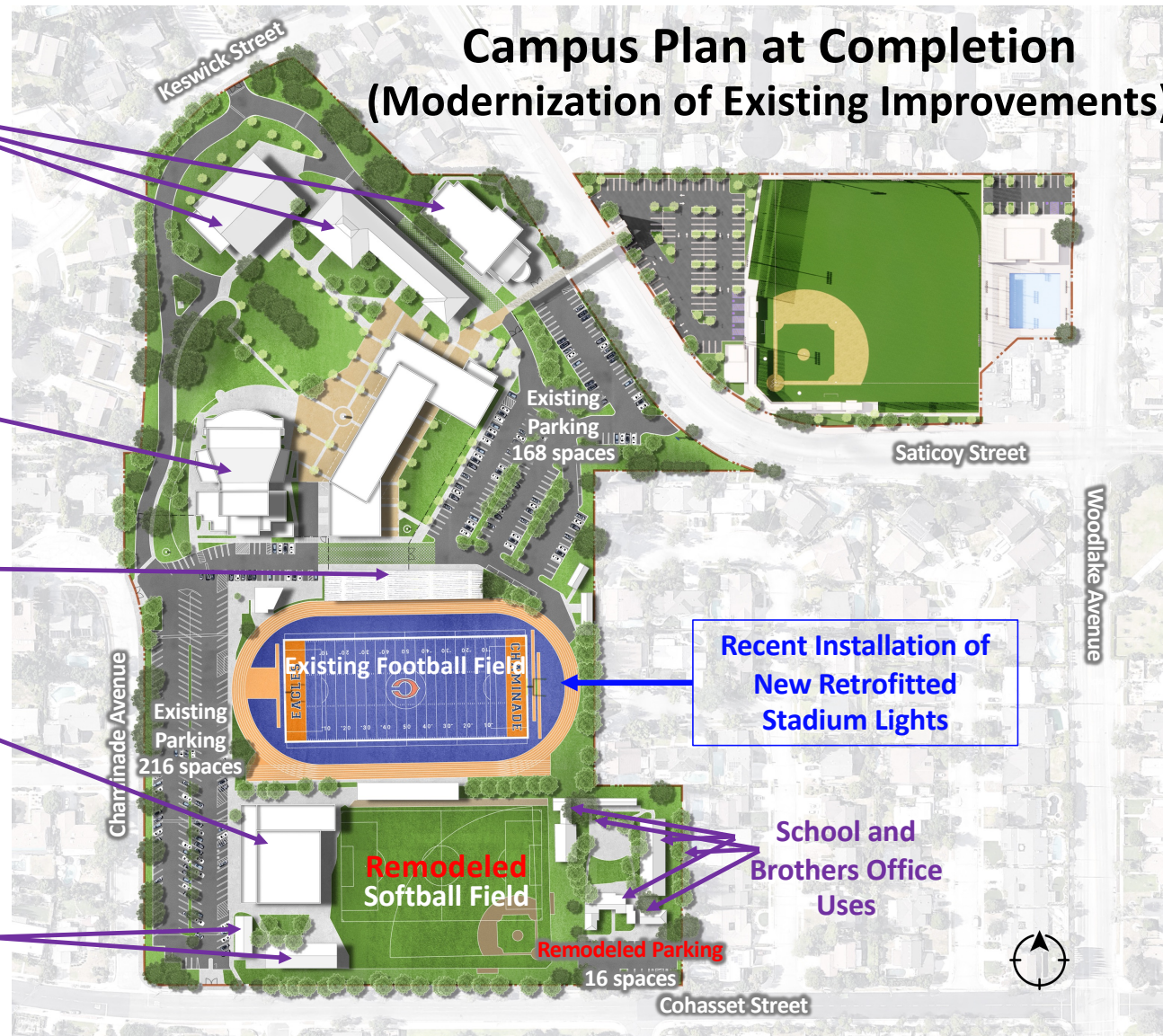
Existing  
Performing  
Arts Center

Existing  
Bleachers/Storage

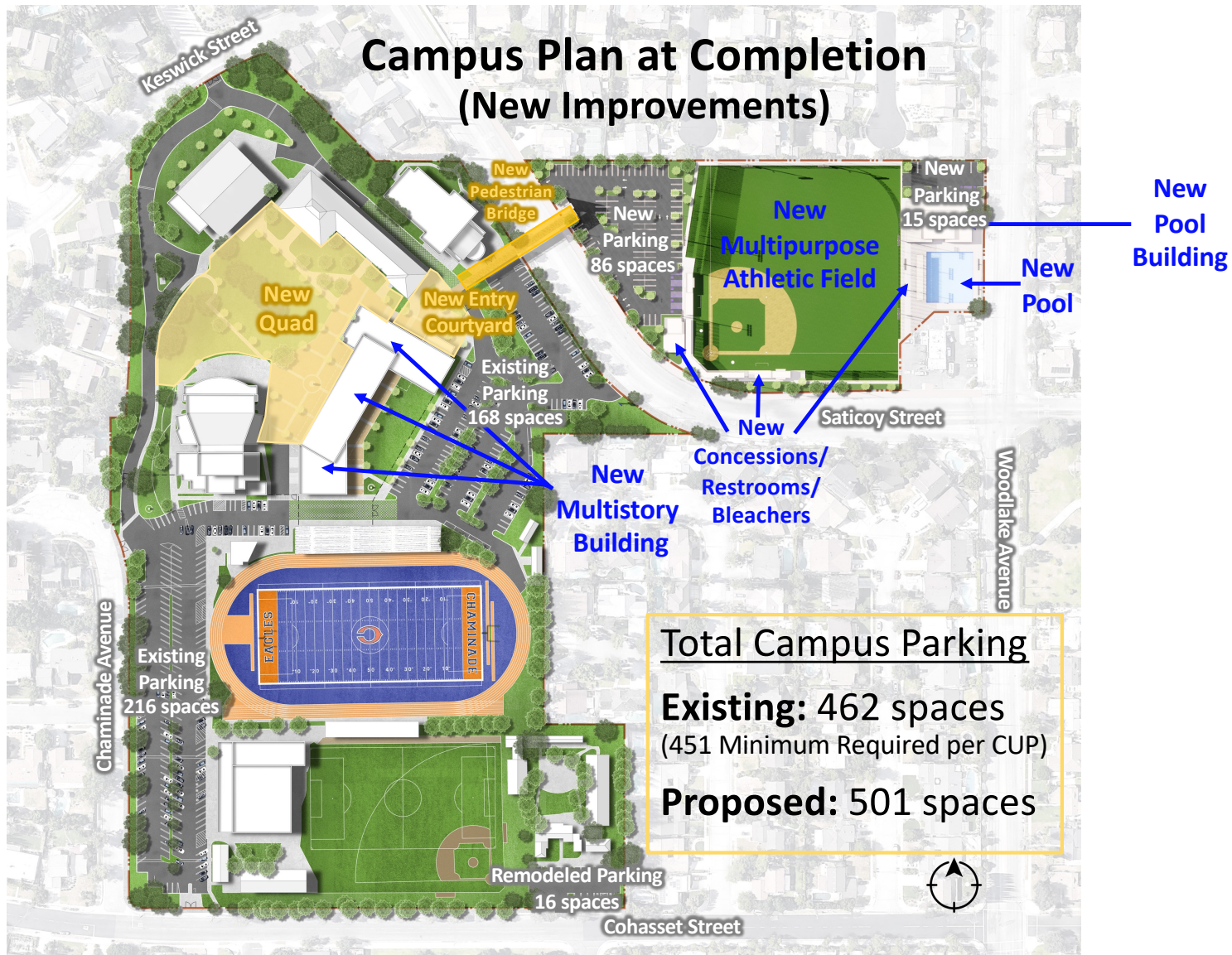
Existing  
Gymnasium  
**Modernization**

Existing Athletic  
Facility/  
Campus Ministry  
**Modernization**

## Campus Plan at Completion (Modernization of Existing Improvements)







# Community Outreach



- **November 3, 2022** – Community Open House Notices sent to neighbors w/in 500' of Main Campus & North Campus properties
- **November 3, 2022** – Letter sent to five abutting neighbors immediately to the north of the North Campus
- **November 15<sup>th</sup> and 21<sup>st</sup> 2022** – Community Open Houses held
- **February 13, 2023** – Notice for West Hills Neighborhood Council Zoning & Planning Committee Meeting (WHNC Z & P Committee) sent to neighbors w/in 500' of Main Campus & North Campus properties
- **February 27, 2023** – Presentation to WHNC Z & P Committee
- **March 27, 2023** – Presentation to WHNC Streets & Transportation Committee
- **August 8, 2023** – Presentation to WHNC Z & P Committee
- **January 16, 2024** – Meeting held with WHNC Chaminade Subcommittee & Council District Office 12
- **February 13, 2024** – Meeting held with WHNC Chaminade Subcommittee & Council District Office 12

# Changes to Chaminade's Original Proposal Based on Community Input

## North Campus Operations



- **Drop off & Pick Up**
  - Original: Student drop off & pick up proposed on North Campus
  - Revised: No student drop off or pick up on North Campus
- **Athletic Field Hours**
  - Original: M-F: 7 AM-10 PM; SAT: 8 AM-9 PM; SUN: 9 AM-8 PM (15 SUNDAYS/YEAR) (consistent with CUP for Main Campus)
  - Revised: M-F: 7 AM-9 PM (except for overtime/extra inning play); Same hours on SAT & SUN
- **Batting Cage Hours**
  - ORIGINAL: M-SAT: 8 AM-8 PM, (consistent with CUP for Main Campus)
  - REVISED: M-SAT: 9 AM-7 PM (with incorporation of noise baffling measures that are being explored)
- **Marching Band Practice (Outdoor)**
  - Original: Proposed on North Campus
  - Revised: Prohibited on North Campus
- **Field Lights**
  - Original: Turn off by 9 PM on practice nights; by 11 PM on game nights (consistent with CUP for Main Campus)
  - Revised: Turn off by 9 PM on practice & game nights (except for overtime/extra inning play)
- **Parking Notification & Signs**
  - Parking signs posted at driveway entrances & direction/written notice issued in advance of games/swim meets, to direct all parking on-site & prohibit street parking



# Changes to Chaminade's Original Proposal Based on Community Input

## Non-Chaminade Use of North Campus



- **Athletic Field Use**

- Original: M-F: 7 AM-10 PM; SAT: 8 AM-9 PM; SUN: 9 AM- 8PM (15 SUNDAYS/YEAR) (consistent with CUP for Main Campus)
- Revised: 36 days/year, M-SAT: 8 AM-6 PM, limited to community-based organizations

- **Pool/Aquatic Center Use**

- Original: M-F: 8 AM-8 PM; SAT: 10 AM-7 PM (consistent with CUP for Main Campus)
- Revised: Community-Based Organizations:
  - M-F: 8 AM-7 PM; SAT: 10 AM-5 PM, Limited to Daylight Hours
  - Arrival/Departure by bus onlyCommunity Member Swim:
  - M-SAT: 8 AM-6 PM

- **Use of Batting Cages**

- Original: Proposed on North Campus
- Revised: No use of batting cages on North Campus

- **No use of amplified sound system**

- **No use of outdoor lighting** (low-level security lights allowed at all times)

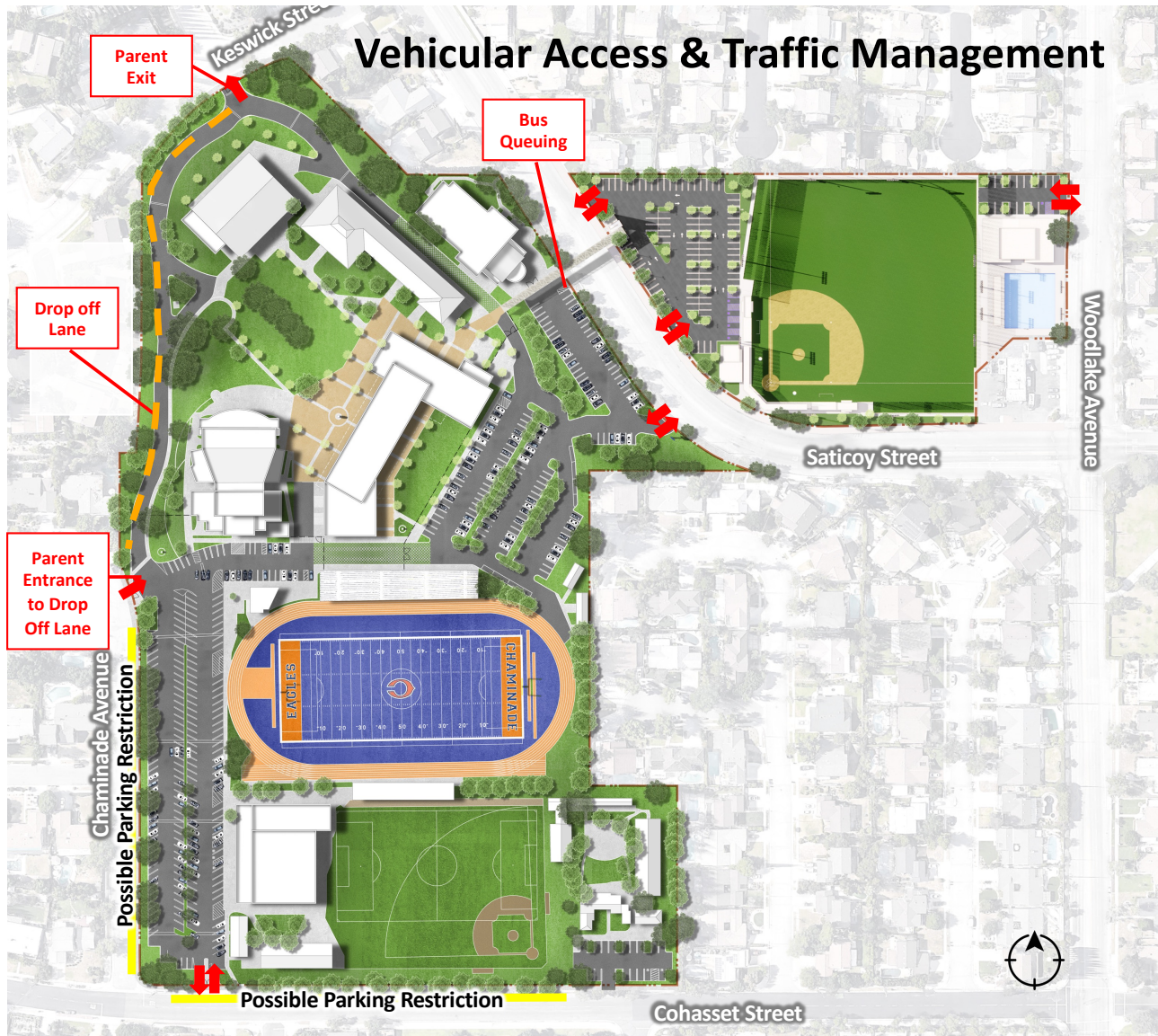
# Changes to Chaminade's Original Proposal Based on Community Input

## Other



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- **Marching Band Outdoor Evening Practice Hours (Main Campus only)**
  - Original: 2 weeknights/week, 6-9 PM (in lieu of 1 weeknight/week, 6:30-9 PM per current CUP)
  - Revised: 1 weeknight/week, 6-9 PM and 1 weeknight/week, 6-8 PM
- **Security**
  - All driveway gates closed 15 minutes after the morning bell & opened 15 minutes before dismissal bell.
  - Security guard or school employee monitoring at or near Saticoy Street driveways to monitor student arrival/departure & pedestrian bridge, & control street-level crossing.
  - 24/7 security camera monitoring & burglar alarm system.
- **New & Improved 24/7 complaint line with internal log & response protocols**



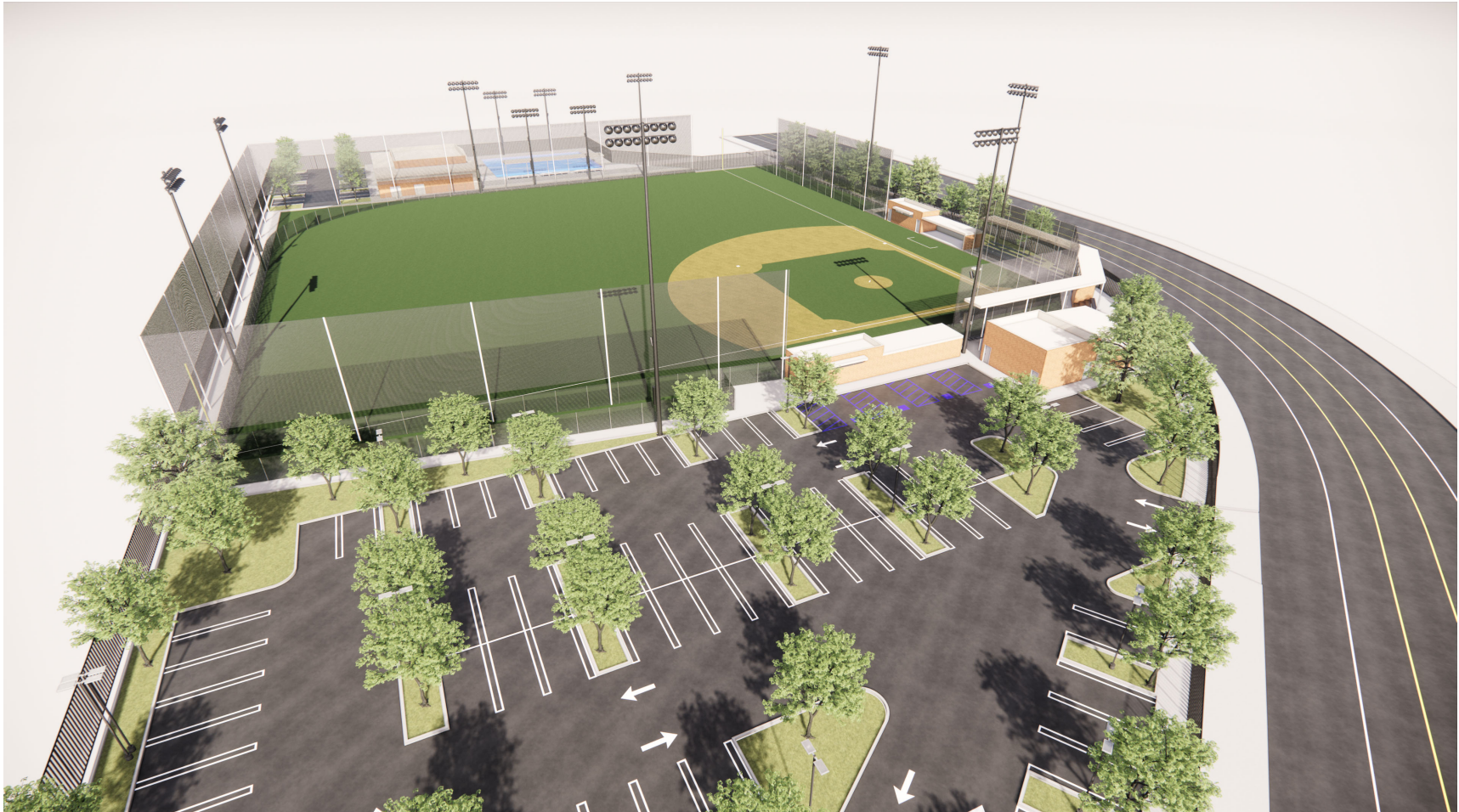


# Saticoy Street School Entry (Main Campus)



View from Saticoy Street, West-facing

# New North Campus



Bird's Eye View from Saticoy Street, East-facing



# Pedestrian Bridge (Conceptual Design)



**Before**

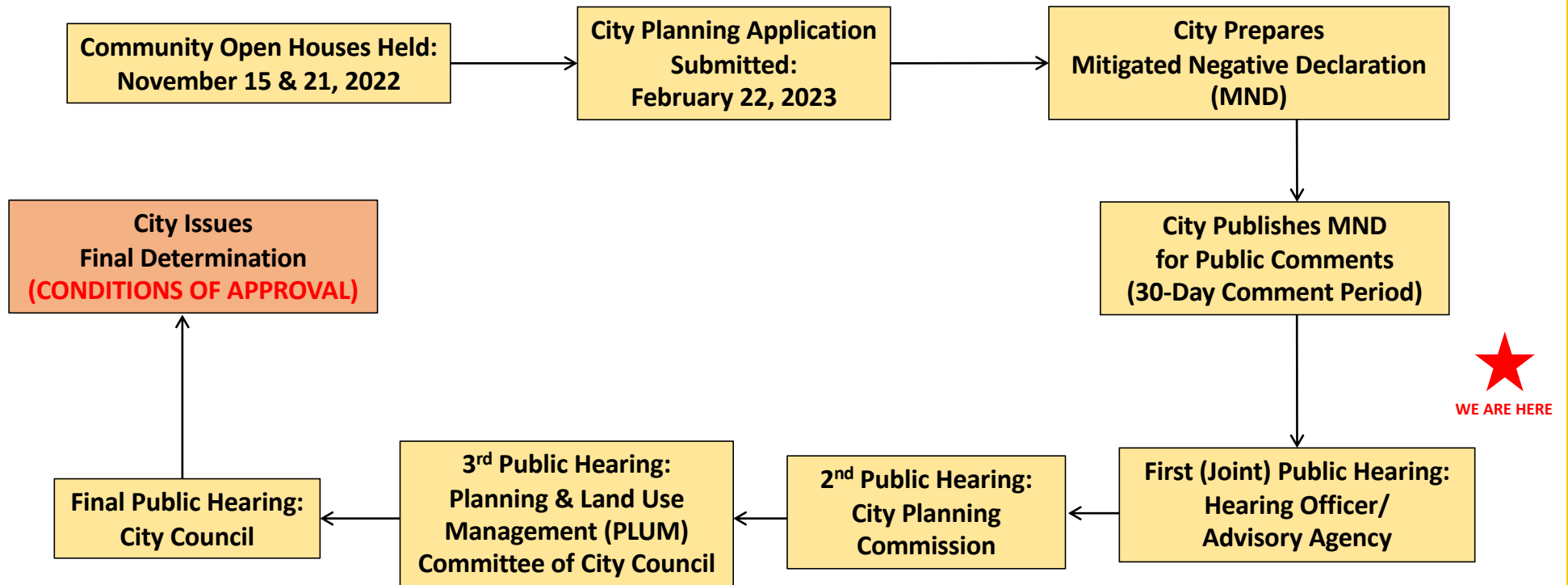
**After**



View from Saticoy Street, East-facing

# Where Are We Now?

## (Los Angeles City Planning Application Process\*)



\* Opportunity for Public Comment Throughout

\* Continued Outreach/Communication with WHNC & Community Throughout

# Project Team Introductions



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- Rob Webb, Chris Landon – Chaminade College Preparatory
- Brad Rosenheim, Jessica Pakdaman – Planning/Land Use
- Armen Hovannessian – Traffic
- Noah Tanski – Noise/Air Quality
- Dave Rand – CEQA/Land Use
- Bem Kim – HMC Architects

# Questions & Answers



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# SUPPLEMENTAL SLIDES

# Requested Entitlements



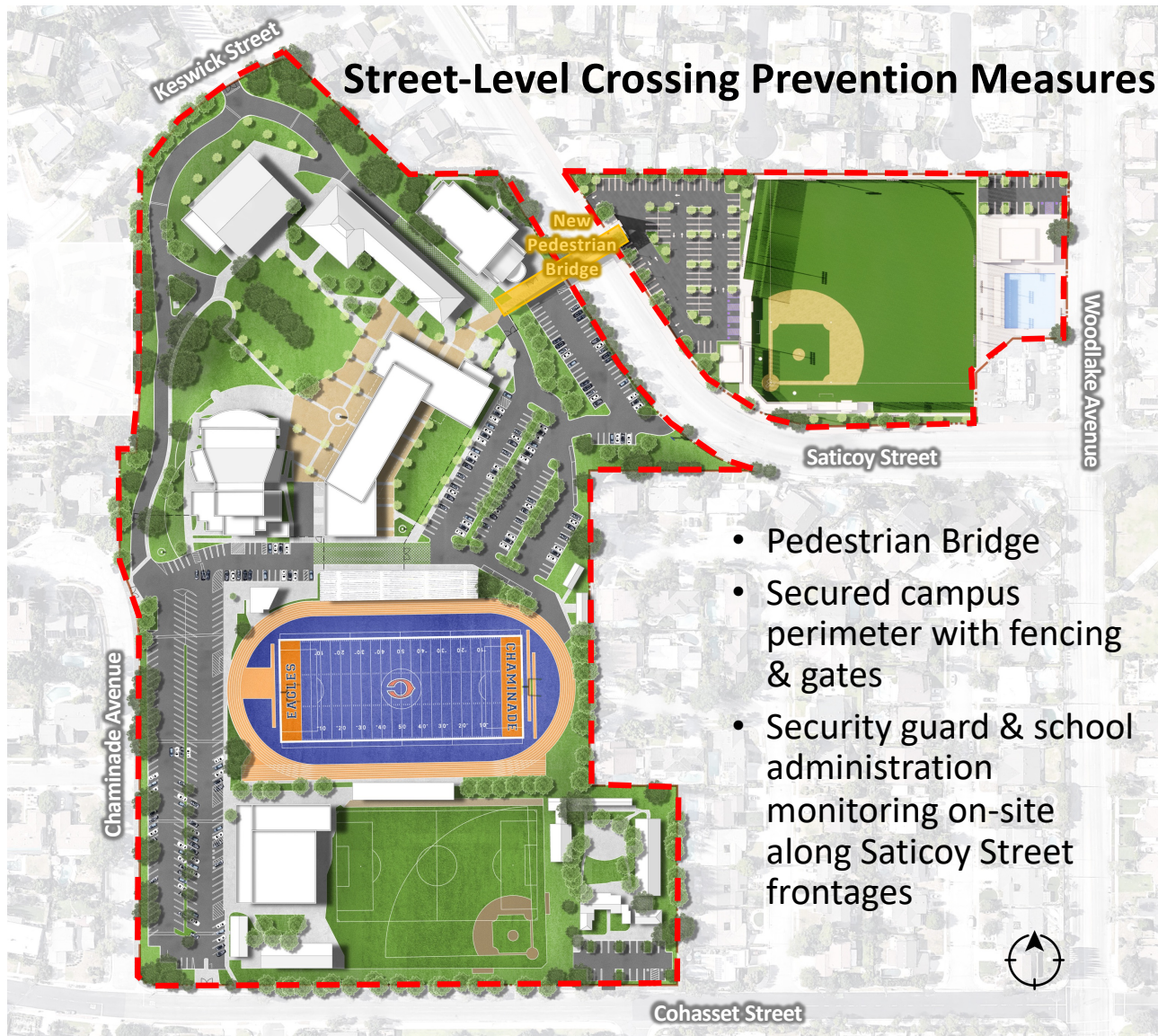
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- **Vesting Zone Change and Height District Change (VZC/HD)**
  - North Campus: From [Q]C1-1VL and P-1VL to C2-1
- **Vesting Tentative Tract Map (VTTM)**
  - Airspace lot for pedestrian bridge and ground lot for each campus
  - Haul Route for 18,520 CY total export
  - Waiver or Modification Dedications & Improvements where there are existing campus improvements to remain
- **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

## Zone Change to C2-1 on North Campus



- Zone Change **to C2-1** will restrict uses to those proposed today by Chaminade
- Regardless of Zone Change, current “Neighborhood Commercial” land use designation allows for R4 Density of 526 units (712 units with a 35% Density Bonus) per State Law (AB 2334)





# Secure Campus



- Chaminade has a vested interest to keep the campus safe & secure
  - 10-foot perimeter security fencing
  - 24/7 surveillance (security cameras, motion sensors)
  - LAPD response



## Pedestrian Bridge (Previous Design) & Main Campus



Bird's Eye View from North Campus, West-facing



## Pedestrian Bridge (Previous Design) & North Campus

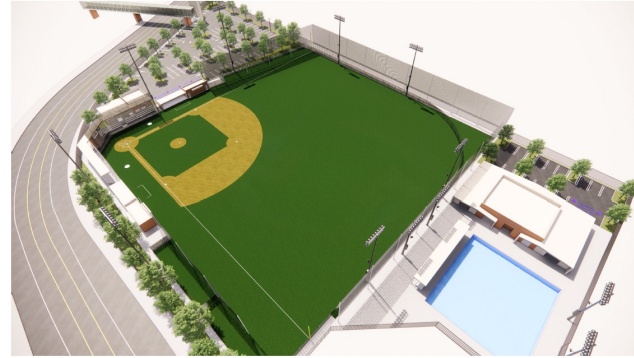


View from Saticoy Street, North-facing

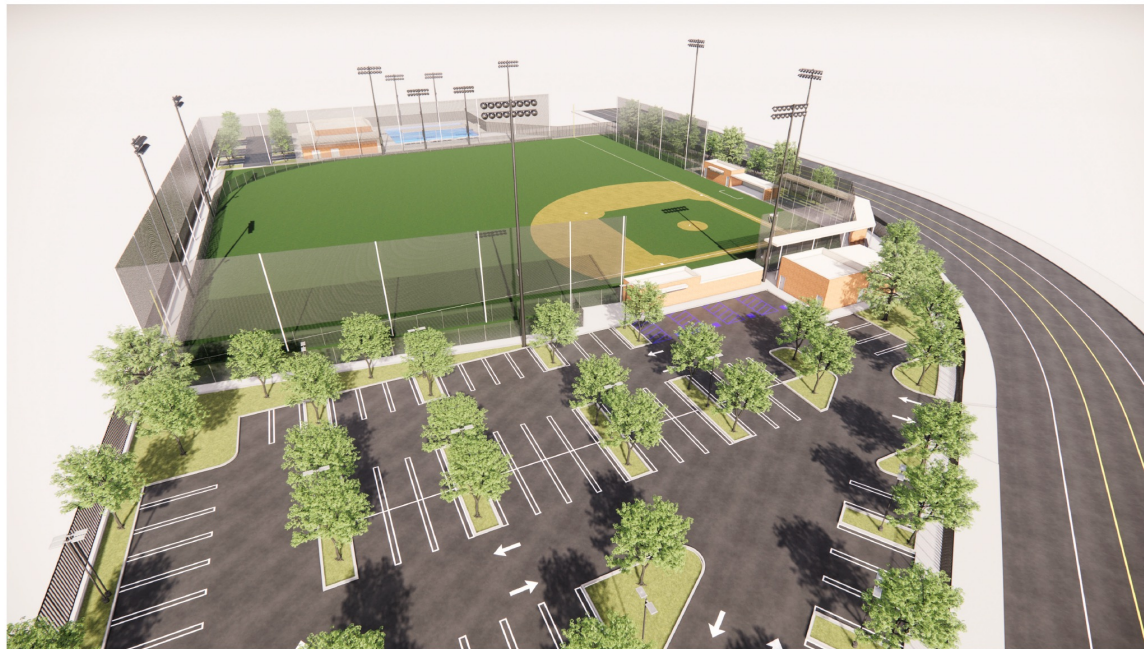
# North Campus Views



NORTH CAMPUS - VIEW 01



NORTH CAMPUS - VIEW 02



NORTH CAMPUS - VIEW 03



## New Retrofitted Football Field Stadium Lights (Main Campus)



## New Retrofitted Football Field Stadium Lights (Main Campus)

