

# ATTACHMENT G

## VESTING TENTATIVE TRACT MAP FINDINGS

### CHAMINADE COLLEGE PREPARATORY, HIGH SCHOOL

7500 CHAMINADE WAY, 23241 COHASSET STREET & 23260 SATICOY STREET,  
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 approval:

- A **VESTING TENTATIVE TRACT MAP (VTTM No. 84101)**, pursuant to Los Angeles Municipal Code (“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.

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

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.

Additionally, the Applicant is concurrently requesting a **VESTING ZONE CHANGE AND HEIGHT DISTRICT CHANGE** on the North Campus (See “Attachment C”), a **PLAN APPROVAL** under the High School’s current CUP (See “Attachment D”), **ZONING ADMINISTRATOR ADJUSTMENTS** related to building height and yards/setbacks on the Main Campus (See “Attachment E”) and **ZONING ADMINISTRATOR DETERMINATIONS** related to Transitional Height and the heights of fences/gates on the Subject Property (See “Attachment F”).

## **JUSTIFICATIONS / FINDINGS**

Pursuant to LAMC Section 17.15, the Applicant requests approval of VTTM No. 84101, as supported by the findings set forth below:

### **1. The proposed map is consistent with the applicable general and specific plans.**

The Project involves the expansion of an existing high school to allow for additional athletic, administrative, and educational uses (including library, administrative, counseling, library, classroom and laboratory areas). The High School has been operating on the Subject Property (Main Campus) since the 1960s (for over six decades) with regard to the surrounding neighborhood and will continue to do when the revise campus plan is complete and operating. Nonetheless, the map is limited to reconfiguring existing lots for the merger and creation of two ground lots and an airspace lot that will allow for the safe pedestrian crossing of the high school students, faculty, staff, and visitors.

The proposed map is consistent with the General Plan, including the Framework Element 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

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.

In addition, while the Community Plan does not specifically address private schools, it does refer to schools, as discussed below, and the continuing need "to modernize public facilities, improve services, and accommodate changes". (Page III-10) In keeping with the Community Plan's mention of 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. While the General Plan or any of its elements, including 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 allows the expansion of an existing 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, and in that regard provides the same benefits as a public facility. Chaminade also intends to allow other schools and members of the local community to use the 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.

#### General Plan Framework Element

The 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) in close proximity to the existing campus. The Main Campus is also located in 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 proposed 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.

**2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.**

The Project is designed to provide additional, much-needed academic and athletic facilities as well as outdoor open space to serve the existing and future student populations. The proposed land uses and design are consistent and compatible with the existing development in the area, which includes the High School on the Subject Property (Main Campus) itself, the nearby Four Oaks Park and the surrounding single-family residential homes, as they are consistent with the existing established land use pattern. The Division of Land Regulations in Article 7 of the LAMC allows for the proposed subdivision which is designed to merge several existing ground lots into two ground lots and create one airspace lot to allow for a pedestrian bridge to encroach over the street for safe pedestrian crossing for the High School. As such, the design of the proposed subdivision is consistent with the General Plan.

**3. The site is physically suitable for the type of development.**

The Subject Property is physically suitable for the Project. The Main Campus can physically accommodate the proposed construction of the Multistory Building and new quad area, just as the North Campus can physically accommodate the proposed athletic fields, outdoor pool and associated structures and surface parking areas. There are no physical constraints on either campus that would indicate otherwise. In fact, because the High School use is already established in the residential neighborhood and has been since the 1960s, the North Campus is an appropriate location for the expanded athletic and parking facilities. Furthermore, the Subject Property is physically suitable for the proposed pedestrian bridge that is necessary to connect the two campuses and allow for safe student pedestrian crossing, as an alternative to street crossing which comes with the risk of car inquires and fatalities.

The Subject Property is also physically suitable for the proposed Project due to its location in a developed, urbanized area where the existing High School is already established and has been operating for over 60 years in a single-family residential neighborhood. The Project

will expand the existing campus in an appropriate manner, to a property across the street that is an ideal location for the additional athletic and parking facilities that Chaminade needs.

For all these reasons, the Subject Property is physically suitable for the proposed High School expansion.

**4. The site is physically suitable for the proposed density of development.**

The Subject Property is physically suitable for the proposed density of development. The Project does not involve an increase in the maximum student enrollment under the existing CUP, but rather involves the physical expansion of the High School campus to allow for additional and diverse academic and athletic facilities to serve the current student population. Even with the proposed new construction, the Project's proposed Floor Area and Floor Area Ratio will be well below the maximum permitted under the existing CUP on the Main Campus and under the proposed zoning for the new North Campus. Therefore, the Subject Property is physically suitable for the proposed density of development.

**5. The design of the subdivision or the type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The proposed subdivision and related improvements will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Subject Property is located in an urbanized area of the City of Los Angeles and is currently developed with the High School on the Main Campus and a commercial shopping center on the new North Campus. Given that the proposed subdivision involves a currently developed property in a developed urbanized area, the proposed Project will likely not cause any substantial environmental damage that would injure fish or wildlife or their habitat. Nonetheless, the Project will undergo the appropriate level of environmental review, as required under the California Environmental Quality Act, to identify any potential environmental impacts that the Project may have, analyze those impacts, if any, and mitigate any impacts to the extent feasible to a less than significant level. This analysis will include potential adverse impacts to fish or wildlife or their habitat.

**6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.**

The design of the subdivision and type of improvements is not likely to cause serious public health problems. The proposed subdivision is limited to the merger of several existing lots into two ground lots for the High School, one for the existing Main Campus and one for the new North Campus. A third, airspace lot is proposed to allow for the encroachment and construction of a new pedestrian bridge over Saticoy Street, to safely connect the two campuses. The creation of the airspace lot will not cause health problems, but rather will ensure public health and pedestrian safety, for the safe street crossing of students, visitors, faculty, and staff. Furthermore, safe and convenient vehicular ingress and egress points are provided for the Project at the existing driveways to remain unchanged on the Main Campus and at proposed new driveways at the North Campus, all in conformance with LADOT driveway standards. In

addition, the Project will undergo proper environmental review to identify any potential public health impacts resulting from the Project, and how to mitigate those impacts to a less-than-significant level, to the extent feasible. As such, the design of the subdivision is not likely to cause public health problems.

**7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

The design of the proposed subdivision and proposed improvements will not conflict with easements for access through or use of the Subject Property. The Project does not contemplate the removal or rerouting of any public streets and there are currently no easements on the Subject Property today, acquired by the public at large for access through or for the use of the Subject Property. Any public easements on the Subject Property (i.e. for public utilities) will either be maintained or quitclaimed and relocated, as necessary and appropriate. All existing easements for public street purposes will remain.

**8. The design of the proposed subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.**

The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The new construction proposed as part of the Project will include features such as, but not limited to, building materials, architectural features, open space areas (i.e. student quads) and landscaping that will minimize glare and reflected heat, and will provide shade to reduce heat gain. Passive features are not contemplated at this time; however, the Project will comply with Title 24 regulations which mandate many passive features and devices and focuses on promoting more energy efficient buildings. Additionally, the Project will comply with the Green Building Code provisions and standards as outlined in the LAMC as applicable.

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