

## FINDINGS

(As Amended by the City Planning Commission at its meeting of March 27, 2025)

### General Plan/Charter Findings (Charter Section 556)

**1. Charter Section 556: The action is in substantial conformance with the purposes, intent, and provisions of the General Plan.**

- a. **General Plan Land Use Designation.** The subject property is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area which was adopted by the City Council on August 17, 1999. The Community Plan designates the Main Campus for Very Low and Low Residential land uses corresponding to the RE20, RA, RE15, and RE11 zones, and the RE9, RS, R1, RU, and RD6 zones, respectively. The Main Campus is zoned A1-1 and RS-1 and is thus consistent with General Plan’s land use designation for the site. The Community Plan designates the site of the new North Campus for Neighborhood Commercial land uses, corresponding to the C1, C1.5, C2, C4, RAS3, and RAS4 zones. The project is requesting a Vesting Zone Change to change the current [Q]C1-1VL and P-1VL zoning of the North Campus to the (T)(Q)C2-1D Zone. The proposed (T)(Q)C2-1D Zone would thus be consistent with the underlying land use designation. The subject property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The current zoning of the proposed North Campus contains a permanent Qualified “Q” Condition that restricts development to a floor area ratio (FAR) of 0.5:1. The Vesting Zone Change would effectively remove the permanent Q-Condition, however, the proposed project FAR for the North Campus is well below the maximum 0.5:1 FAR established by existing Q-Condition at approximately 0.05:1.
  
- b. **Land Use Element.** The proposed project complies with applicable provisions of the Los Angeles Municipal Code and the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. There are twelve elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code.

The Land Use Element of the City’s General Plan is divided into 35 Community Plans. As previously stated, the subject property is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan, which designates the existing Main Campus for Very Low, and Low Residential land uses and the proposed North Campus for Neighborhood Commercial land uses. Both the current A1-1 and RS-1 zoning of Main Campus and the proposed (T)(Q)C2-1D Zone for the new North Campus are consistent with the land use designation for the site.

The proposed project is consistent with the following objective and policy of the **Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan:**

**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.

The project enhances the overall functionality and cohesion of Chaminade’s High School campus by expanding its facilities in a way that maximizes their use for both educational and extracurricular purposes. The addition of new athletic fields, an aquatic center, and open spaces on the North Campus creates a well-rounded environment that supports the school’s sports programs and recreational activities. These new facilities are carefully designed to integrate with the existing Main Campus, providing modern amenities that enhance student experience while utilizing available open space to its fullest potential. By improving connectivity and safety with the proposed pedestrian bridge, the project allows for seamless movement between the two campuses, ensuring that the school’s resources are easily accessible.

The project also promotes efficient land use by concentrating new sports and recreational structures in one area, directly adjacent to the Main Campus, which reinforces the sense of a unified educational environment. The location of the new facilities across Saticoy Street connected via the pedestrian bridge ensures that the school maintains a compact, cohesive layout. This thoughtful design supports the school’s goal of creating an improved space for both academic and extracurricular activities, making the campus a more desirable place for students and faculty. Therefore, the project is consistent with and will further the achievement of the Community Plan’s objective and policy.

The **Framework Element** of the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. While the Framework Element references the City’s participation in working with the Los Angeles Unified School District in the planning and coordination of public schools, it does not specifically address efforts with private schools. To that end, however, allowing the continued use and expansion of a private high school campus, would be consistent with a several important goals, objectives, and policies of the Framework Element, including:

**GOAL 9N:** 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 9.32:** Work constructively with LAUSD to promote the siting and construction of adequate school facilities phased with growth.”

**Policy 9.32.1:** Work with the Los Angeles Unified School District to ensure that school facilities and programs are expanded commensurate with the City’s population growth and development.”

The project supports Goal 9N by modernizing and enhancing educational facilities that provide a high-quality learning environment for students. While Chaminade High School is not part of the Los Angeles Unified School District (LAUSD), the project demonstrates a commitment to offering adequate facilities that serve the broader educational needs of the West Hills neighborhood, and the City as a whole. The development of a cohesive, pedestrian-friendly campus, including updated classrooms, athletic fields, and student-centered amenities, reflects an investment in creating a safe, functional, and inclusive environment conducive to learning.

The project aligns with Objective 9.32 by incorporating thoughtful planning to phase the construction and development of facilities in line with community needs and growth patterns. Through careful site design and collaboration with stakeholders, the project ensures that new facilities enhance the existing educational function of the site without overburdening the surrounding residential neighborhood. The addition of modernized buildings and infrastructure ensures that the campus can adequately accommodate its current student body while maintaining compatibility with local growth trends.

The project supports Policy 9.32.1, by expanding school facilities in proportion to community growth and development. The project does not propose an increase in student enrollment, thereby ensuring that the intensity of use remains consistent with the established character of the area. New facilities, such as the multistory classroom building and athletic fields, are scaled and designed to blend harmoniously with the surrounding residential environment. Furthermore, strategic landscaping and thoughtful positioning of buildings minimize potential impacts, such as noise and visual disruption, to neighboring properties.

By addressing the educational and operational needs of the school while respecting the residential context, the project contributes to the City's broader goals of providing accessible, high-quality educational infrastructure. Therefore, the Vesting Zone Change and Height District Change are consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

### **Zone Change, Height District Change, and "T" and "Q" Classification Findings**

#### **2. Pursuant to Section 12.32 C of the LAMC, the zone change and height district change is in conformance with the public necessity, convenience, general welfare, and good zoning practice.**

The proposed project involves the expansion and modernization of the existing high school campus in the West Hills neighborhood of the Canoga Park - Winnetka – Woodland Hills – West Hills Community Plan area. The project involves improvements of facilities, including a new three-story multistory building on the Main Campus, as well as the development of new athletic fields, an outdoor swimming pool, and other facilities on the North Campus, located across Saticoy Street. A pedestrian bridge will connect the North and Main Campuses, improving safety and accessibility for students and staff. The project enhances the school's academic and athletic infrastructure while maintaining the current student enrollment capacity of 1,360 students, aiming to modernize facilities and improve campus connectivity without increasing the school's population.

The proposed Vesting Zone Change and Height District Change for the Chaminade High School Project are crucial to meeting the school's evolving educational and recreational needs while ensuring alignment with public necessity, convenience, general welfare, and good zoning practices. These changes specifically involve rezoning the site of the proposed North Campus from the current [Q]C1-1VL and P-1VL zones to the (T)(Q)C2-1D Zone, thereby allowing the school to expand its facilities in a thoughtful and organized manner.

#### **Public Necessity**

The expansion facilitated by the Vesting Zone Change and Height District Change addresses the public necessity by providing modern, high-quality educational and athletic facilities to support the current and future needs of Chaminade College Preparatory students. The proposed development will include a 25-meter by 25-yard swimming pool, baseball and soccer fields, and supporting facilities such as locker rooms, bleachers, batting cages, and a

concession stand. These additions are necessary for the school's athletic programs to thrive, helping students engage in physical education and competitive sports while fostering a well-rounded educational experience.

By locating these facilities on the North Campus, the project reduces the need for off-campus travel for sports events, which minimizes traffic and logistical issues. The new on-site facilities ensure that students can practice and compete safely within the school's grounds, meeting a clear public need for better and more integrated facilities.

### Convenience

The proposed Vesting Zone Change and Height District Change enhances convenience for students, faculty, and visitors by consolidating Chaminade's facilities into a single, unified campus. The integration of the North and Main Campuses through a proposed pedestrian bridge over Saticoy Street will allow students to move safely between academic and athletic areas, reducing travel time and the risks associated with crossing busy streets. The bridge and newly organized parking areas also streamline drop-offs and pick-ups, improving traffic flow and reducing congestion on nearby streets such as Saticoy Street and Woodlake Avenue.

Furthermore, the reduction in ingress/egress points along Saticoy Street and Woodlake Avenue will simplify access to the campus and contribute to a safer and more efficient traffic system around the school. This consolidation is key to ensuring that the expanded facilities do not negatively impact traffic patterns or create inconvenience for the surrounding residential areas.

### General Welfare

The project is designed to enhance the well-being of the surrounding community by replacing an older commercial development with modernized athletic facilities for an existing high school that has been operating in the West Hills neighborhood since the early 1960s. The redevelopment will improve the neighborhood by introducing landscaped open spaces and modern facilities that result in a less intensive use. The project not only serves Chaminade students but also benefits local residents by creating a more attractive and inviting environment. In addition, Chaminade proposes the limited rental or lease of the facilities on the North Campus to the community, including community-based organization.

The proposed project also integrates environmentally friendly designs and infrastructure, including noise mitigation measures, and upgraded landscaping which further supports the community's welfare. These improvements will help ensure that the school's expansion is not disruptive to the nearby residential neighborhoods and instead contributes positively to the local environment.

### Good Zoning Practice

The proposed Vesting Zone Change and accompanying Height District Change will result in a site that has unified zoning which reflect good zoning practices by facilitating the development of essential educational and recreational facilities within a residential neighborhood. These changes allow for the construction of necessary elements, such as 70–90-foot light poles for the sports fields, which are vital for the safety and functionality of the campus. The design and scale of these structures are intended to support the new athletic facilities while minimizing their visual impact on the surrounding area, ensuring that the project aligns with the local context.

Additionally, the project's design emphasizes minimizing the impact on neighboring properties by ensuring appropriate setbacks, managing noise, and adhering to all traffic safety requirements. By implementing these measures, the Vesting Zone Change and Height District Change serve as a responsible approach to balancing the school's expansion with the needs of the community.

#### Tentative "T" and Qualified "Q" Classifications:

The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary "T" and "Q" Classifications in order to ensure consistency with the General Plan. The "T" Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The "Q" Conditions limit the scale and scope of future development on the site and require that the applicant adhere to various development, design, and operational considerations; these are all necessary to protect the best interests of the community and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action. Therefore, the imposition of the included "T" and "Q" Conditions herein are in conformance with the public necessity, convenience, general welfare, and good zoning practice.

Under the concurrent Vesting Tentative Tract Map (Case No. VTT-84101), the project has been granted a waiver of required street dedications and improvements along the frontage of Cohasset Street, meaning no additional changes or expansions to the street are required as part of the project. This decision supports the existing street infrastructure and helps maintain the character of the neighborhood. Additionally, the project has been conditioned to obtain a Revocable Permit from the Bureau of Engineering for the proposed pedestrian bridge over Saticoy Street. The Revocable Permit ensures that while the bridge can function for the school's needs, the city retains control over the public airspace, allowing for future adjustments if traffic conditions, safety concerns, or development needs change.

Therefore, the granting of the requested Vesting Zone Change and Height District Change are in conformity with public necessity, convenience, general welfare, and good zoning practice.

#### **Zoning Administrator's Determination Findings**

### **3. 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.**

The proposed project involves the expansion and modernization of Chaminade High School in the West Hills neighborhood of the Canoga Park - Winnetka – Woodland Hills – West Hills Community Plan area. The project involves improvements of facilities, including a new three-story multistory building on the Main Campus, as well as the development of new athletic fields, an outdoor swimming pool, and other facilities on the North Campus, located across Saticoy Street. A pedestrian bridge will connect the North and Main Campuses, improving safety and accessibility for students and staff. The project enhances the school's academic and athletic infrastructure while maintaining the current student enrollment capacity of 1,360

students, aiming to modernize facilities and improve campus connectivity without increasing the school's population.

The proposed project involves a request for a Zoning Administrator's Determination to allow existing 8-foot-tall perimeter fences and vehicular gates along Cohasset and Keswick Streets, as well as a new 8-foot-tall fencing and gates along Cohasset Street, to remain and be constructed respectively on the Main Campus in lieu of the maximum height of 6 feet otherwise permitted in the front yard of the A1 Zone. Additionally, the applicant is seeking a Zoning Administrator's Determination to allow 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, in lieu of the 25-foot, 33-foot and 61-foot Transitional Height Limitations permitted within 0-199 feet of lots zoned RW1 or more restrictive.

The request for increased fence height, along the project's street frontages is intended to provide adequate security for the school, as well as to provide added privacy to neighboring residents. Although the project is requesting 8-foot high fencing in lieu of the maximum 6 feet otherwise permitted, the proposed fences and gates will be primarily of a decorative wrought-iron material, which will provide transparency and security and will enhance the street frontages of the subject property, consistent with similar requests relating to schools in residential neighborhoods. Additionally, these fences help to clearly define the campus boundaries, contributing to the overall aesthetic order and safety of the neighborhood. This enhanced security and thoughtful design contribute positively to the welfare of the local community, ensuring that the school can function safely while integrating seamlessly into the neighborhood. The fencing and gates, therefore, perform a crucial function by providing both physical security and aesthetic continuity, which are beneficial not only to the school but also to the city and region as they support a safe, well-maintained educational institution.

The Zoning Administrator's Determination to allow taller structures for the North Campus sports facilities, including scoreboards, netting poles, lights, and a pedestrian bridge enhances the school's functionality and provides benefits to the surrounding community. The taller, modern light poles are essential for safe evening sports activities, and will minimize glare, spread, and spillover, protecting nearby residences.

The 30-foot pedestrian bridge, with a stair/elevator tower up to 45 feet on the North Campus side of Saticoy Street, improves safety by allowing students and staff to cross Saticoy Street without interacting with traffic, enhancing pedestrian and traffic safety. These features are essential for the safe and efficient movement between the Main and North Campuses, supporting the school's operations and ensuring secure connectivity for students, faculty, staff, and visitors. Overall, these structures are key to ensuring safety, improving connectivity, and providing community services, benefiting both the school and the neighborhood. As such, the project and the grants herein will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential and beneficial to the community.

**4. The project's location, size, height, operations and 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.**

The requested grants to allow over-in-height fences and gates on the Main Campus as well as height deviations for accessory structures on the North Campus as previously referenced, will be compatible with and will not negatively impact adjacent properties, the surrounding neighborhood, or public health, welfare, and safety of the community. The granted height deviations will rather enhance safety and security for students, visitors, faculty, and staff, as

well as for the surrounding community and drivers along Saticoy Street.

On the Main Campus, the existing and proposed 8-foot-tall perimeter fences and gates will provide added security for students, faculty, staff, and visitors. Since the existing fences have been in place for several years, the requested Zoning Administrator Determination will not negatively affect adjacent properties. The new fences and gates along Cohasset Street will be designed to match the existing ones, maintaining consistency and compatibility with current campus features. These additions will not degrade the surrounding properties or neighborhood.

On the North Campus, the scoreboard will be one foot taller than the 25-foot transitional height limit, but it will be set back from the northern property line, where the nearest single-family homes are located, and will face south toward Saticoy Street. The proposed lights will also be set back from this property line, and a lighting plan has been developed to prevent any spillover or glare onto nearby homes. Additionally, restrictions on the duration and timing of the lights will be enforced through conditions of approval. The lighting is necessary for evening events and security on the athletic fields, while the netting and netting poles will prevent soccer balls and baseballs from entering neighboring streets or properties. The pedestrian bridge will enhance the safety of both pedestrians crossing the street and drivers on Saticoy Street, promoting public health and safety. Moreover, as part of the Mitigated Negative Declaration for the project, mitigation measures will ensure that any aesthetic or lighting impacts are reduced to a less-than-significant level.

In summary, the project's location, size, height, and operations will be carefully implemented and managed to ensure these features do not adversely impact or degrade the surrounding area, and will, in fact, enhance the safety and functionality of the campus and its relationship with the neighborhood.

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

The subject property is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area which is one of the 35 Community Plans that make up the Land Use Element of the General Plan. The Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area Map designates the existing Main Campus for Very Low, and Low Residential land uses and the proposed North Campus for Neighborhood Commercial land uses. Both the current A1-1 and RS-1 zoning of the Main Campus and the proposed (T)(Q)C2-1D Zone for the new North Campus are consistent with the land use designations for the site. The property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The current zoning of the proposed North Campus contains a permanent Qualified “Q” Condition that restricts development to a floor area ratio (FAR) of 0.5:1. The Vesting Zone Change would effectively remove the permanent Q-Condition, however, the proposed project FAR for the North Campus is well below the maximum 0.5:1 FAR established by current Q-Condition at approximately 0.05:1.

The proposed project is consistent with the following objective and policy of the **Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan**:

**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.

The project enhances the overall functionality and cohesion of Chaminade's High School campus by expanding its facilities in a way that maximizes their use for both educational and extracurricular purposes. The addition of new athletic fields, an aquatic center, and open spaces on the North Campus creates a well-rounded environment that supports the school's sports programs and recreational activities. These new facilities are carefully designed to integrate with the existing Main Campus, providing modern amenities that enhance student experience while utilizing available open space to its fullest potential. By improving connectivity and safety with the proposed pedestrian bridge, the project allows for seamless movement between the two campuses, ensuring that the school's resources are easily accessible.

The project also promotes efficient land use by concentrating new sports and recreational structures in one area, directly adjacent to the Main Campus, which reinforces the sense of a unified educational environment. The location of the new facilities across Saticoy Street connected via the pedestrian bridge ensures that the school maintains a compact, cohesive layout. This thoughtful design supports the school's goal of creating an improved space for both academic and extracurricular activities, making the campus a more desirable place for students and faculty.

The Zoning Administrator's Determination request for the new structures, including netting poles, scoreboards, and lights that exceed standard height limitations, is essential for the project's functionality. These structures support the enhanced athletic facilities, ensuring they meet safety and operational standards, such as preventing sports equipment from reaching nearby residential areas and allowing evening events. By exceeding transitional height limitations, the project enhances community accessibility to these athletic spaces, while ensuring compatibility with the surrounding environment.

The project is further consistent with other elements of the General Plan, including the **Framework Element**. The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001 and provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. While the Framework Element references the City's participation in working with the Los Angeles Unified School District in the planning and coordination of public schools, it does not specifically address efforts with private schools. To that end, however, allowing the continued use and expansion of a private high school campus, would be consistent with a several important goals, objectives, and policies of the Framework Element, including:

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The project supports **Goal 9N** by modernizing and enhancing educational facilities that

provide a high-quality learning environment for students. While Chaminade High School is not part of the Los Angeles Unified School District (LAUSD), the project demonstrates a commitment to offering adequate facilities that serve the broader educational needs of the West Hills neighborhood, and the City as a whole. The development of a cohesive, pedestrian-friendly campus, including updated classrooms, athletic fields, and student-centered amenities, reflects an investment in creating a safe, functional, and inclusive environment conducive to learning.

The project aligns with **Objective 9.32** by incorporating thoughtful planning to phase the construction and development of facilities in line with community needs and growth patterns. Through careful site design and collaboration with stakeholders, the project ensures that new facilities enhance the existing educational function of the site without overburdening the surrounding residential neighborhood. The addition of modernized buildings and infrastructure ensures that the campus can adequately accommodate its current student body while maintaining compatibility with local growth trends.

The project supports **Policy 9.32.1**, by expanding school facilities in proportion to community growth and development. The project does not propose an increase in student enrollment, thereby ensuring that the intensity of use remains consistent with the established character of the area. New facilities, such as the multistory classroom building and athletic fields, are scaled and designed to blend harmoniously with the surrounding residential environment. Furthermore, strategic landscaping and thoughtful positioning of buildings minimize potential impacts, such as noise and visual disruption, to neighboring properties.

By addressing the educational and operational needs of the school while respecting the residential context, the project contributes to the City's broader goals of providing accessible, high-quality educational infrastructure.

In conclusion, the requested Zoning Administrator's Determination supports the project's alignment with the overarching goals of the General Plan and community plan, ensuring that the new facilities not only meet operational needs but also enhance the safety, functionality, and accessibility of the campus as a whole.

### **Zoning Administrator's Adjustment Findings**

#### **6. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The proposed project involves the expansion and modernization of Chaminade High School in the West Hills neighborhood within the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan area. The project includes improvements to the Main Campus, such as a new three-story Multistory Building, as well as the development of the North Campus with athletic fields, an aquatic center, additional surface parking, and other facilities, connected by a pedestrian bridge over Saticoy Street. These enhancements aim to improve the school's academic, athletic, and parking infrastructure while maintaining the current student enrollment capacity of 1,360 students, ensuring modernized facilities and campus connectivity without increasing population density.

In conjunction with the project, the applicant is requesting a Zoning Administrator's Adjustment for: 1) a maximum building height of 48 feet for the new Multistory Building on the Main Campus, exceeding the 45-foot height limit in the A1 Zone; 2) the encroachment of a pedestrian bridge and its support structures into the required front and side yard setbacks in the RS and A1 zones; and 3) reduced setbacks for existing encroaching structures, such as

bleachers and buildings, along the front yard on Cohasset Street and the side yards along the eastern property lines, deviating from LAMC Sections 12.07.1 C and 12.05 C.

The requested height adjustment for the 48-foot Multistory Building is necessary due to the site's existing improvements and its irregular layout. The building is located in the northern portion of the Main Campus near the performing arts building and football field, surrounded by taller structures, such as the 60-foot-tall Performing Arts Building and the 50-foot-tall Condon Family Center. The slight height increase is consistent with the scale of the existing campus structures and maintains compatibility with the surrounding built environment. Moreover, the building's placement, away from single-family homes, minimizes any visual or operational impacts on neighboring properties. Adhering strictly to the 45-foot height limit would hinder the efficient use of the site by reducing the building's functionality and capacity to support the school's educational mission.

The requested setback encroachments for the pedestrian bridge across Saticoy Street are similarly justified by the project's need to address site-specific safety and operational challenges. The irregular shape of the property and the separation of the Main and North Campuses necessitate the construction of a grade-separated crossing to ensure safe passage for students, faculty, and visitors. Strict adherence to setback regulations would make the bridge's construction impractical, as its support structures require placement within the setback areas for stability and functionality. The bridge's location and design minimize disruption to neighboring properties while significantly enhancing safety and campus connectivity.

The reduced setbacks requested for existing structures on the Main Campus, such as bleachers and maintenance buildings, are also justified by the site's characteristics and longstanding improvements. These structures, located along Cohasset Street and the eastern property line, have been in place for decades and serve essential school functions. Their continued use within the setback areas avoids unnecessary relocation or reconstruction, which would impose undue burdens on the school without offering significant benefits to the surrounding community. Given the established nature of these improvements, their retention is both practical and compatible with the surrounding area.

In conclusion, the requested adjustments for height and setback encroachments are necessary to accommodate the project's modernization efforts while addressing the unique characteristics and existing improvements of the site. The irregular lot shape, separation of the campuses, and longstanding use of certain structures make strict adherence to zoning regulations impractical. Nonetheless, the project conforms to the intent of these regulations by ensuring compatibility with the surrounding neighborhood, maintaining public safety, and enhancing the functionality of the campus. These adjustments will allow the school to continue serving its students and the community effectively without adversely impacting neighboring properties.

**7. The project's location, size, height operations and 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.**

The project site encompasses two distinct properties: the Main Campus and the North Campus, separated by Saticoy Street. The Main Campus, covering approximately 21 acres across three lots, currently includes, but is not limited to, 37 classrooms, administrative offices, a library, a student center, a performing arts center, a fine arts building, a campus ministry, a gymnasium, a lighted football field with seating, a baseball field, and surface parking. With a total building area of 156,768 square feet and 462 parking spaces, the Main Campus serves as the primary hub for the school's academic and extracurricular activities. The North Campus,

spanning 4.83 acres, is presently occupied by a commercial shopping center built in the 1960s. The shopping center includes retail shops, restaurants, and a grocery store but will be converted into new athletic and parking facilities under the proposed project.

The project proposes several major improvements. A new 48-foot-tall Multistory Building will be constructed on the Main Campus, adding approximately 60,760 square feet of space for classrooms, administrative offices, and other school functions. Although exceeding the 45-foot height limit, this building is centrally located on the campus, away from nearby single-family homes, to minimize visual and noise impacts on the surrounding residential neighborhood. The height increase is consistent with existing campus structures such as the Performing Arts Building (60 feet in height) and the Condon Family Center (50 feet in height). This new facility is designed to enhance the school's educational offerings without increasing the student population, which remains capped at 1,360.

A pedestrian bridge will be constructed to connect the Main Campus and the North Campus, providing a safe, above-grade crossing over Saticoy Street. The bridge, with a maximum height of 30 feet and with an elevator tower rising to 45 feet on the North Campus side, will eliminate the need for at-grade pedestrian crossings, significantly improving safety for students, staff, and visitors. The bridge will require setback encroachments into the RS and A1 zones; however these adjustments are necessary to ensure the structural stability of the bridge and elevator tower. Additionally, the bridge will help ease vehicular traffic along Saticoy Street by reducing the number of pedestrians crossing at street level during school hours and large events.

On the North Campus, the commercial shopping center will be replaced with athletic facilities, including soccer and baseball fields, an outdoor swimming pool, and support buildings. These new facilities will support the school's extracurricular activities without increasing enrollment. To minimize impacts on the surrounding neighborhood, the fields will be used during limited hours as prescribed in related Case No. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1. Noise levels will be managed in accordance with local ordinances, with sound systems and stadium operations designed to limit disruptions to nearby residences.

The project also involves maintaining existing structures within reduced setback areas on the Main Campus, including bleachers, offices, and maintenance buildings. These structures, which have been in place for decades, serve essential school functions and will remain compatible with the surrounding residential area. Keeping these facilities in their current locations avoids unnecessary disruptions to campus operations while maintaining the school's functionality.

Extensive landscaping will be incorporated along the perimeter of the new North Campus and maintained along the existing Main Campus to serve as visual and noise buffers, enhancing privacy for neighboring properties while creating a pleasant environment for students and staff. The project also provides 501 parking spaces and 78 bicycle parking spaces across both campuses, ensuring adequate parking capacity without causing congestion on nearby streets.

The project includes comprehensive mitigation measures, such as noise and light management plans, to address potential impacts on the surrounding community. These measures, combined with thoughtful campus design, ensure that the project remains compatible with the neighborhood.

The requested Zoning Administrator's Adjustment, including the increased height and setback encroachments, is necessary to enhance the campus's functionality while minimizing potential disruptions to the surrounding area. The design, scale, and operations of the project have

been carefully planned to integrate seamlessly with the existing campus and neighborhood environment, maintaining public health, safety, and welfare.

**8. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The subject property is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan area which is one of the 35 Community Plans that make up the Land Use Element of the General Plan. The Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area Map designates the existing Main Campus for Very Low, and Low Residential land uses and the proposed North Campus for Neighborhood Commercial land uses. Both the current A1-1 and RS-1 zoning of the Main Campus and the proposed (T)(Q)C2-1D Zone for the new North Campus are consistent with the land use designations for the site. The property is not located within the boundaries of or subject to any other specific plan, community design overlay, or interim control ordinance. The current zoning of the proposed North Campus contains a permanent Qualified "Q" Condition that restricts development to a floor area ratio (FAR) of 0.5:1. The Vesting Zone Change would effectively remove the permanent Q-Condition, however, the proposed project FAR for the North Campus is well below the maximum 0.5:1 FAR established by the current Q-Condition at approximately 0.05:1.

The proposed project is consistent with the following objective and policy of the **Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan**:

**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.

The project enhances the functionality and cohesion of Chaminade's High School campus by expanding its facilities to support both educational and extracurricular purposes. New athletic fields, an aquatic center, and open spaces on the North Campus will enhance the school's sports programs and recreational activities. These facilities integrate seamlessly with the Main Campus, providing modern amenities and utilizing available space efficiently. The proposed pedestrian bridge improves connectivity and safety, enabling easy movement between the two campuses and ensuring the school's resources are accessible and cohesive.

The Zoning Administrator's Adjustment grant allows for the construction of a 48-foot Multistory Building, exceeding the 45-foot height limit in the A1 Zone. This modest height increase supports the school's need for expanded academic facilities without overwhelming the surrounding environment, which includes existing multi-story buildings. Additionally, the adjustment permits encroachments into required setbacks for the pedestrian bridge and existing structures, including bleachers and buildings, to remain on the Main Campus. These adjustments facilitate the project's goal of maintaining a unified, compact campus layout that promotes efficient land use and improved safety for students and staff.

The project is further consistent with other elements of the General Plan, including the **Framework Element**. The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001 and provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. While the Framework Element references the City's participation in working with the Los Angeles Unified School District in the planning and coordination of public schools, it does not specifically address efforts with private schools. To that end, however, allowing the continued use and expansion of a private high school campus, would be consistent with a several important goals, objectives, and policies of the Framework Element, including:

**GOAL 9N:** 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 9.32:** Work constructively with LAUSD to promote the siting and construction of adequate school facilities phased with growth."

**Policy 9.32.1:** Work with the Los Angeles Unified School District to ensure that school facilities and programs are expanded commensurate with the City's population growth and development."

The project supports **Goal 9N** by modernizing and enhancing educational facilities that provide a high-quality learning environment for students. While Chaminade High School is not part of the Los Angeles Unified School District (LAUSD), the project demonstrates a commitment to offering adequate facilities that serve the broader educational needs of the West Hills neighborhood, and the City as a whole. The development of a cohesive, pedestrian-friendly campus, including updated classrooms, athletic fields, and student-centered amenities, reflects an investment in creating a safe, functional, and inclusive environment conducive to learning.

The project aligns with **Objective 9.32** by incorporating thoughtful planning to phase the construction and development of facilities in line with community needs and growth patterns. Through careful site design and collaboration with stakeholders, the project ensures that new facilities enhance the existing educational function of the site without overburdening the surrounding residential neighborhood. The addition of modernized buildings and infrastructure ensures that the campus can adequately accommodate its current student body while maintaining compatibility with local growth trends.

The project supports **Policy 9.32.1**, by expanding school facilities in proportion to community growth and development. The project does not propose an increase in student enrollment, thereby ensuring that the intensity of use remains consistent with the established character of the area. New facilities, such as the multistory classroom building and athletic fields, are scaled and designed to blend harmoniously with the surrounding residential environment. Furthermore, strategic landscaping and thoughtful positioning of buildings minimize potential impacts, such as noise and visual disruption, to neighboring properties.

By addressing the educational and operational needs of the school while respecting the residential context, the project contributes to the City's broader goals of providing accessible,

high-quality educational infrastructure. In conclusion, the requested Zoning Administrator's Adjustment supports the project's alignment with the overarching goals of the General Plan and Framework Element, ensuring that the new facilities enhance safety, functionality, and accessibility while preserving neighborhood compatibility. For the reasons stated above and as conditioned herein, the project substantially conforms with the purpose, intent, and provisions of the General Plan and Community Plan.

### **No Net Loss of Housing Element Sites Findings**

#### **9. Pursuant to California Government Code section 65863(b)(2), the LADBS / LACP finds the following:**

The proposed project (North Campus – 23217-23255 Saticoy Street and 7619-7629 Woodlake Avenue) is located on parcels identified in the Inventory of Sites prepared for the 2021-2029 Housing Element, which was anticipated to accommodate 0.22 Lower Income units. The proposed project does not include any residential dwelling units. Therefore, the proposed project would result in fewer units by income category than those identified in the Housing Element. Since the project will result in less units than the Housing Element anticipates, the City must make written findings supported by substantial evidence of both of the following:

#### **(A) The reduction is consistent with the adopted general plan, including the housing element.**

Pursuant to Government Code (GC) Section 65863(b)(1)(A), the City finds the reduced density is consistent with the adopted general plan, including the housing element. The City's 2021-2029 Housing Element took the approach of identifying a wide array of sites with potential for housing development in its Inventory of Adequate Sites for Housing (Appendix 4.1). The capacity methodology used to determine the number of units by income category resulted in an anticipated development potential for each site that is well below its zoned capacity, as there was found to be an extremely low likelihood of redevelopment into housing on each site. In addition, there are many factors which make it difficult to identify precisely which sites will develop with housing over the 8-year period. The description of this approach in Chapter 4 of the Housing Element clearly anticipates that not all sites identified using this model will redevelop with their identified development potential; "rather, the much more likely outcome is that a smaller number of sites are developed with their expected build out" (page 154). As a result, the Housing Element's Inventory of Sites includes a total of just 42,764 new units anticipated on these sites over 8 years, distributed over 198,139 potential sites. Redevelopment below expected capacities (and non-development within the planning period) is fully anticipated by the Housing Element given the large number of sites and low capacities assigned to each. This created a significant "buffer" for compliance with Government Code Sec. 65863 that was anticipated to be sustained by the continued availability for redevelopment on other sites that far exceeds stated capacities, as further evidenced by section (B) below.

#### **(B) The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.**

Pursuant to Government Code (GC) Section 65863(b)(2), the City finds that while the proposed project would result in fewer units by income category than those identified in the Inventory of Sites prepared for the 2021-2029 Housing Element, the remaining sites identified in the Housing Element of the General Plan are adequate to meet the requirements of GC Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to GC Section 65584. Based on the sites inventory and inventory of candidate sites included in the 2021-2029 Housing Element of the General Plan, as well as the most recent Annual Progress Report on the Housing Element submitted to the California Department of Housing and Community Development (HCD) as of May 1, 2024, the City's remaining RHNA Allocation for the 2021-2029 Planning period is as follows: 111,247 Very Low Income Units, 65,133 Low Income Units, 74,766 Moderate Income Units, and 153,459 Above-Moderate Income Units. As of April 1, 2024, the City has a remaining capacity of 111,247 Very Low Income Units, 65,133 Low Income Units, 74,766 Moderate Income Units, and 153,459 Above-Moderate Income Units. The excess Above-Moderate Income Unit capacity may accommodate both Moderate and Above-Moderate Unit RHNA Allocations. Therefore, the City finds that there are adequate remaining sites in the Housing Element to accommodate the remaining RHNA Allocation for the planning period, and in compliance with the requirements of GC 65583.2.

### **Environmental Findings**

**10. Environmental Finding.** Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2023-1255-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment.

**11. Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone