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June 6, 2023

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**RE: 7500 Chaminade Avenue; 23241 Cohasset Street; 23260 Saticoy Street; 23217-
23255 Saticoy Street; 7619-7629 Woodlake Avenue**

**Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan
CASE NOS.: CPC-2023-1254-VZC-HD-ZAD-ZAA, VTT-84101, CPC-2009-1477-CU-ZV-
ZAA-SPR-PA1, ENV-2023-1255-EAF**

Dear Tribal Representative:

In conformance with the tribal consultation requirements of [Assembly Bill \(AB\) 52](#), this letter is to inform you that the Los Angeles Department of City Planning is reviewing the proposed project described below. Per AB 52, the tribe has the right to consult on a proposed public or private

project prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. The project description is as follows:

Project Overview

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 (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 Project involves the grading and export of a total of 18,520 cubic yards of soil from the Project Site including 17,800 cubic yards of soil from the Main Campus, and 720 cubic yards from the North Campus.

Background

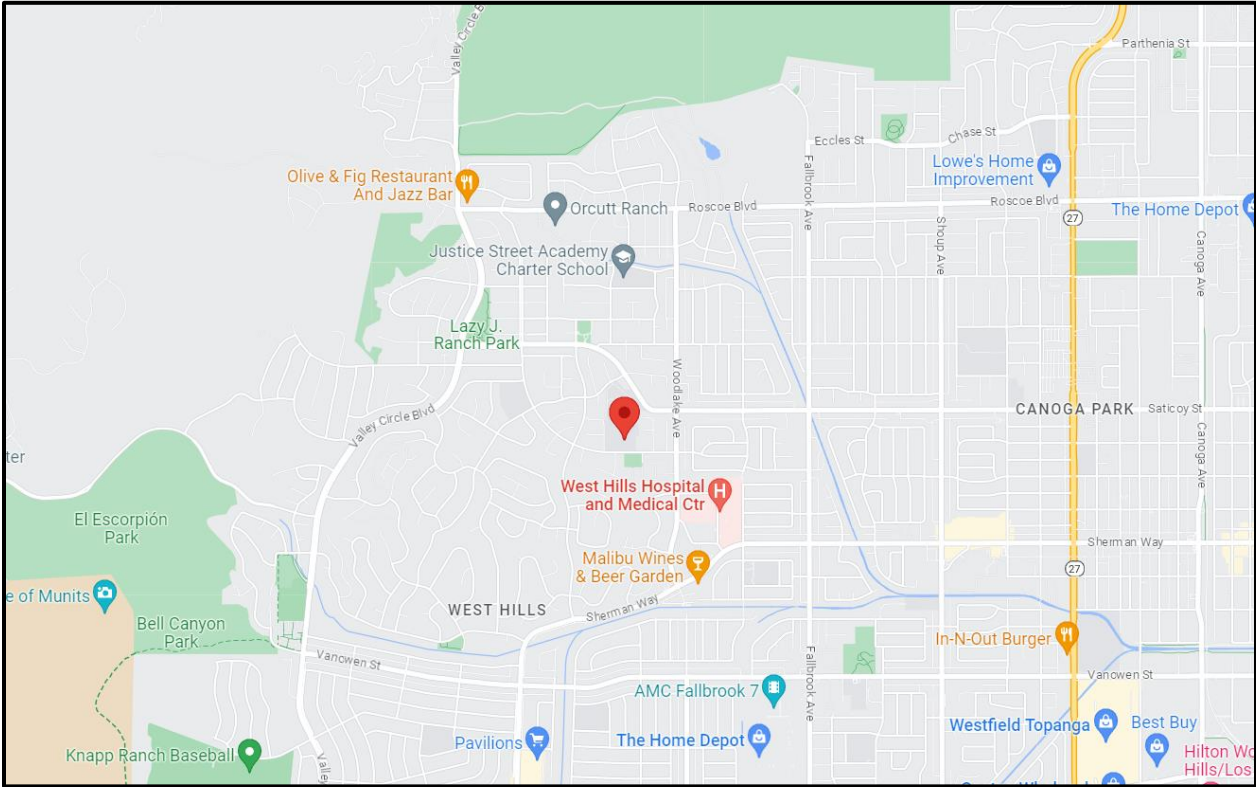
The Subject Property, which includes the Main Campus and North Campus as described above, is bifurcated by Saticoy Street and comprised of six parcels which total approximately 25.86 acres of lot area, as shown in **Figure 1** below. The Main Campus is approximately 21.03 gross acres in lot area and provides approximately 666 feet along the west/south side of Saticoy Street, approximately 273 feet of frontage along south side of Keswick Street; approximately 636 feet of frontage along east side of Chaminade Avenue, and approximately 808 feet of frontage along the north side of Cohasset Street. The North Campus is approximately 4.83 gross acres in lot area and provides approximately 788 feet along the east/north side of Saticoy Street and approximately 244 feet of frontage along the west side of Woodlake Avenue. The Main Campus is currently improved a range of single-story and multiple story buildings within the existing High School campus, inclusive of academic and administrative buildings, and sports fields and facilities. The proposed North Campus is currently improved with a one-story, multi-tenant commercial mini shopping center and surface parking lot, built between 1962 to 1964. The shopping center is currently occupied with retail, restaurant and grocery store tenants.

The Main Campus is legally described as FR Lot 1 of Tract 26072 and FR Lot 19 and FR Lot 35 of Tract 2500 [with Assessor Parcel Numbers (APNs) 2027-005-002 and -009], and the North Campus is legally described as Lot 1 (Arbs 2, 3 and 4) of Tract 25573 (with APNs 2027- 005-005, -006 and -007). The Main Campus is located within the A1-1 and RS-1 Zones, and the North Campus is currently located in the [Q]C1-1VL and P-1VL Zones.

FIGURE 1: SUBJECT PROPERTY



The following is a map showing the general location of the Proposed Project:



Source: Google Maps

You have 30 calendar days from receipt of this letter to notify us in writing that you want to consult on this project. Please provide the lead contact person's contact information. Please mail/email your request to:

Trevor Martin
Los Angeles Department of City Planning
Expedited Processing Section
200 N. Spring Street, Room 763
Los Angeles, CA 90012

213-978-1341
Trevor.Martin@lacity.org

Sincerely,

Trevor Martin

Trevor Martin
City Planning Associate