

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



1770 Sawtelle | CPC-2024-6631-DB-WDI: Postpone Hearing to May 8 + Extension of Time

Daniel Ahadian <daniel@nurdevelopment.com>

Thu, Mar 20, 2025 at 12:45 AM

To: Planning CPC <cpc@lacity.org>, Kyle Winston <kyle.winston@lacity.org>, Theodore Irving <theodore.irving@lacity.org>, Connie Chauv <connie.chauv@lacity.org>

Cc: Farinaz Naimi <farinazsn@aol.com>, Shahab Ghods <plusarch@aol.com>, Christine Dy <ChristineD@plusarchitect.com>, Isabelle Madlansacay <isabelle@nurdevelopment.com>

CPC & Planning,

This email is to request a postponement of the hearing for the subject matter from Mar 27 to a date certain: May 8. Please see our signed time extension form attached.

Accompanying the postpone is a reduction in the intensity of the requested Waiver of Highway Dedication/Improvement from 3-feet to 1-foot.

Before the end of the week we will submit an updated City Planning Application reflecting the reduction.

Will the agenda be modified to postpone the hearing or will we need to be present at the hearing next Thursday?

Thank you,

Daniel Ahadian

nūr - DEVELOPMENT | CONSULTING

310.339.7344

daniel@nurdevelopment.com

www.nurdevelopment.com



Extension of Time to Act Request for Area or City Planning Commission Applications or Appeals 2.pdf

153K

Los Angeles City Planning Department

**EXTENSION OF TIME LIMIT FOR AREA OR CITY PLANNING COMMISSION
DECISIONS ON LAND USE APPLICATIONS AND APPEALS**

This form is to be used to request an extension of the time limit to act for Area or City Planning Commission decisions on legislative and quasi-judicial land use applications and appeals. This request must be made before the matter is agendized. If notice of the hearing has been mailed, the applicant is responsible for the cost of mailing the cancellation and new hearing notice.

To Be Completed by the Applicant or Applicant's Representative:

(Please Type or Print)

Case No. CPC-2024-6631-DB-WDI-VHCA

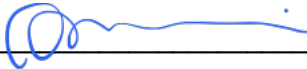
Street Address of Property Involved: 1770 S Sawtelle Blvd

Applicant(s): Kayvan Naimi c/o Causeway Ventures Inc

Representative: Daniel Ahadian c/o Nur Development | Consulting

Request for Extension of Time Limit: The current time limit for the Commission to decide the subject case application / appeal will expire on: March 28, 2025. It is hereby requested to extend the time limit for the City Planning Commission to act for a period of _____ weeks, or until May 9, 2025
(Commission)

Reason(s) for Request:

Signed:  Print Name: Daniel Ahadian Date: 03/20.2025

Mailing Address: 864 S Robertson Blvd, 3rd Fl, Los Angeles, CA 90035

Telephone No. 310.339.7344 E-Mail: daniel@nurdevelopment.com

To Be Completed by Planning Department Staff:

X ☐ Pursuant to Municipal Code Section 13A.2.2.B.3 [applicable Code Section which permits extensions of time limits by mutual written consent of the applicant and decision-maker], and in accordance with the policy of the Area/City Planning Commission delegating authority to the Director of Planning to approve extensions of time limits on its behalf, the requested time extension is deemed routine in nature and will not prejudice the future decision by the Area/City Planning Commission on the merits of the subject application or appeal, and therefore the requested time extension is granted until: _____.

☐ Applicant to pay all BTC Public Hearing Notice costs associated with a new Hearing or cancellation.

VINCENT P. BERTONI, AICP
Director of Planning

By: Connie Chauv, CONNIE CHAUV, SENIOR CITY PLANNER 3/20/25
Signature Name Title Date

c: Commission Office
Case File



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the City Planning Application Filing Instructions ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 1770-1772 S Sawtelle Blvd and 11269 Nebraska Ave, Los Angeles, CA 90025 Unit/Space Number: _____Legal Description² (Lot, Block, Tract): Portion of Block 9 of the Barrett Villa TractAssessor Parcel Number: 4261-019-010; 011 Total Lot Area: 8,133

2. PROJECT DESCRIPTION

Present Use: 1770-1772 S Sawtelle Blvd and 11269 Nebraska Ave, Los Angeles, CA 90025Proposed Use: A new 6-story, 32-unit, mixed-use apartment building, with 4 units set aside as Very Low Income Units and 2 units set aside as Moderate Income Units.

Project Name (if applicable): _____

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

A new 6-story, 32-unit, 29,642 sq ft mixed-use apartment building, with 4 units set aside as Very Low Income Units and 2 units set aside as Moderate Income Units with parking provided on-grade and within 2 levels of subterranean garage.

Additional Information Attached:

☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| ☐ Site is undeveloped or unimproved (i.e., vacant) | ☐ Site is located within 500 feet of a freeway or railroad |
| ☒ Site has existing buildings (provide copies of building permits) | ☐ Site is located within 500 feet of a sensitive use (e.g., school, park) |
| ☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | ☐ Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|---|
| ☒ Demolition of existing buildings/structures | ☒ New construction: <u>29,642</u> square feet |
| ☐ Relocation of existing buildings/structures | ☐ Additions to existing buildings |
| ☐ Removal of any on-site tree | ☐ Interior tenant improvement |
| ☐ Removal of any street tree | ☐ Exterior renovation or alteration |
| ☐ Removal of protected trees onsite/in public right-of-way | ☐ Change of use and/or hours of operation |
| ☒ Grading | ☐ Uses or structures in public right-of-way |
| ☐ Haul Route | ☐ Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units:	Existing	<u>0</u>	- Demolish(ed) ³	<u>0</u>	+ Adding	<u>32</u>	= Total	<u>32</u>
Number of Affordable Units ⁴ :	Existing	<u>0</u>	- Demolish(ed)	<u>0</u>	+ Adding	<u>6</u>	= Total	<u>6</u>
Number of Market Rate Units:	Existing	<u>0</u>	- Demolish(ed)	<u>0</u>	+ Adding	<u>26</u>	= Total	<u>26</u>
Mixed Use Projects, Amount of <u>Non-Residential</u> Floor Area: <u>1,058</u> square feet								

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☒ YES

☐ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 26 Required # of Parking Spaces: 0

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☒ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

☒ YES

☐ NO

Is the project required to dedicate land to the public right-of-way?

☒ YES

☐ NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: 3 feet on Sawtelle Blvd and 3 feet on Nebraska Ave (a WDI is requested to waive a portion of the dedication for Nebraska Ave)

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A?

☒ YES

☐ NO

Authorizing Code Section: Please see attached

Code Section from which relief is requested (if any): _____

Action Requested: _____

Authorizing Code Section: Please see attached

Code Section from which relief is requested (if any): _____

Action Requested: _____

Additional Requests Attached: ☒ **YES** ☐ **NO**

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ **YES** ☒ **NO**

If YES, list all case number(s): _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: _____

- | | |
|--|---|
| ☐ Condition Compliance Review | ☐ Clarification of Q (Qualified) Condition |
| ☐ Modification of Conditions | ☐ Clarification of D (Development) Limitation |
| ☐ Revision of Approved Plans | ☐ Amendment to T (Tentative) Classification |
| ☐ Renewal of Entitlement | ☐ Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ **YES** ☒ **NO**

Have you filed, or is there intent to file, a Subdivision with this project? ☐ **YES** ☒ **NO**

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ **YES (provide copy)** ☒ **NO**

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?

☒ Yes

☐ No

1. Authorizing Code Section: 12.22.A.25.(g)(3)

Section from which relief is requested (if any): 12.21.1.

Action Requested: Off-Menu Incentive to allow height at 67' / 6-stories in lieu of the 45' / 3-story height limit.

2. Authorizing Code Section: 12.22.A.25.(g)(3)

Section from which relief is requested (if any): 12.21.1

Action Requested: Off-Menu Incentive to allow FAR @ 3.66:1 in lieu of 1.5:1.

3. Authorizing Code Section: 12.22.A.25.(g)(3)

Section from which relief is requested (if any): 12.14.C.2.

Action Requested: Off-Menu Incentive to allow the rear yard setback at 5' in lieu of 18'.

4. Authorizing Code Section: 12.22.A.25.(g)(3)

Section from which relief is requested (if any): 12.14.C.2.

Action Requested: Off-Menu Incentive to allow to northerly side yard reduction of 5' in lieu of the 9' required.

5. Authorizing Code Section: 12.22.A.25.(g)(3)

Section from which relief is requested (if any): Ordinance 82,946

Action Requested: Waiver of Development Standards to allow full encroachment into the building line along Sawtelle Blvd and Nebraska Ave.

6. Authorizing Code Section: 12.37.I

Section from which relief is requested (if any): 12.37.A

Action Requested: A 1' Waiver of Dedication and/or Improvement along Nebraska Ave to 2' in lieu of the 3' otherwise required.

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Kayvan Naimi
Company/Firm: Causeway Ventures Inc
Address: 3219 Santa Monica Blvd Unit/Space Number: _____
City: Santa Monica State: CA Zip Code: 90404
Telephone: 310.804.9932 E-mail: farinazsn@aol.com

Are you in escrow to purchase the subject property?: ☐ YES ☒ NO

PROPERTY OWNER OF RECORD

☒ Same as applicant ☐ Different from applicant

Name (if different from applicant): _____
Address: _____ Unit/Space Number: _____
City: _____ State: _____ Zip Code: _____
Telephone: _____ E-mail: _____

AGENT / REPRESENTATIVE NAME: Daniel Ahadian

Company/Firm: nūr - DEVELOPMENT | CONSULTING
Address: 864 S Robertson Blvd Unit/Space Number: 3rd Fl
City: Los Angeles State: CA Zip Code: 90035
Telephone: 310.339.7344 E-mail: daniel@nurdevelopment.com

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project.
An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: Shahab Gods

Company/Firm: Plus Architects

Address: 1770 Sawtelle Blvd **Unit/Space Number:** _____

City: Los Angeles **State:** CA **Zip Code:** 90025

Telephone: 310.478.6149 **E-mail:** plusarch@aol.com

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature: Kayvan Naimi Date: 10/8/2024

Print Name: KAYVAN - NAIMI

Signature: _____ Date: _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On October 8, 2024 before me, Ophelia Douglas, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Kayvan Naimi, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

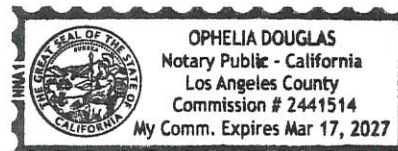
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Douglas

Signature

(Seal)



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: Kayvan Naimi

Date: 10/8/2024

Print Name: Kayvan Naimi

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



633 West Fifth Street
Suite 5880
Los Angeles, CA 90071
213.557.7222
www.rpnllp.com

Dave Rand
213.557.7224
Dave@rpnllp.com

March 24, 2025

VIA EMAIL

Commission President Lawshe and Commissioners
Los Angeles City Planning Commission
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
cpc@lacity.org

Re: Response to the Appeal of Chaminade College Preparatory Expansion (VTT-84101; ENV-2023-1255-MND)

Dear Honorable Commissioners:

We are writing on behalf of our client Chaminade College Preparatory ("Chaminade"), an existing high school located at 7500 North Chaminade Avenue ("Site") in the City of Los Angeles ("City"), which proposes physical expansion with no increase in student enrollment, including a new pedestrian bridge over Saticoy Street ("Project"). The Advisory Agency approved a Vesting Tentative Tract Map ("VTTM"), a waiver of dedications and street improvements, and a haul route on September 18, 2024¹ ("Project Approvals"), along with an Initial Study / Mitigated Negative Declaration ("MND") pursuant to the California Environmental Quality Act ("CEQA"). The Project Approvals and MND were appealed on September 27, 2024 ("Appeal") by the Coalition for Responsible Equitable Economic Development ("Appellant").

In response to the Appeal, Noah Tanski Environmental Consulting ("NTEC") prepared an *Onsite Construction Noise Technical Memorandum* dated February 27, 2025 ("NTEC Supplemental Noise Memo"). And to respond to Appellant's earlier comments on the Project, NTEC prepared an *Air Quality and Noise Response to Comments Technical Memorandum* dated April 27, 2024 ("NTEC AQ and Noise Memo") and CAJA Environmental Services, LLC prepared a response memorandum dated August 27, 2024 ("CAJA Response Memo"). **As demonstrated in these responses, which are summarized below, the MND, which finds that all potentially significant impacts would be mitigated with the proposed mitigation measures, is supported by substantial evidence in the record. In contrast, the Appeal, is speculative, based on flawed assumptions, and unsupported by either facts or evidence. Accordingly,**

¹ A third, airspace, lot was also proposed as part of the Project for vacation to accommodate the pedestrian bridge over Saticoy Street. However, this lot was denied in favor of requiring a revocable permit for the pedestrian bridge issued by the Bureau of Engineering instead.

we respectfully request that this Commission deny the Appeal and uphold the Advisory Agency's determination on the Project Approvals.

I. Site and Project Description

The Site is comprised of six lots with a total lot area of approximately 25.86 acres, and is divided into two areas: the existing campus ("Main Campus") is comprised of three lots with a total lot area of approximately 21.03 acres, and currently provides 37 classrooms, administrative offices, a library, a student center, a performing arts center, a fine arts building, a campus ministry building, a football field, a baseball field, a gymnasium, a pool and 462 vehicular parking spaces. The area across Saticoy Street where the campus will be expanded ("North Campus") is also comprised of three lots with a total lot area of approximately 4.83 acres and is currently developed with a multi-tenant commercial mini-shopping center, including retail, restaurant, dry cleaner and grocery store tenants.

The Project involves the expansion of the existing high school facilities at Chaminade with no increase in student enrollment. The expanded campus facilities proposed on the Main Campus include a new three-story school building and student quads, updated parking areas, remodeled athletic fields, and renovated classrooms, student service centers and offices. On the North Campus, the existing commercial uses would be replaced with new athletic fields, an aquatic center, an outdoor swimming pool, accessory facilities, and associated surface parking areas. Additionally, to safely connect the Main Campus to the North Campus, the Project proposes a new pedestrian bridge across Saticoy Street. The updated Chaminade campus plan, with implementation of the Project, would provide a total of 196,468 square feet of floor area and 501 vehicle parking spaces and 78 bicycle parking spaces across the Main and North Campuses.

To accommodate the Project, the Advisory Agency approved a VTTM for consolidation of the three lots into one on the Main Campus and on the North Campus, resulting in two lots on the Site; a waiver of required dedications and street improvements along Cohasset Street; and a haul route for the export of approximately 17,800 cubic yards from the Main Campus and 720 cubic yards from the North Campus.

II. Appeal Background

Appellant submitted its first comment letter on the Project on July 15, 2024, alleging deficiencies in the MND regarding its noise, hazards, public health risk, and biological resources analyses ("Appellant's First Letter") and attaching a letter by Wilson Ihrig attacking the noise study dated the same day ("Appellant's Noise Letter"). The CAJA Response Memo and the NTEC AQ and Noise Memo responded to each of the comments in Appellant's First Letter in advance of the joint Deputy Advisory Agency and Hearing Officer hearing on the Project. On August 27, 2024, the day before the hearing, Appellant submitted a second letter, alleging the same deficiencies which consisted of Appellant's First Letter along with the same Appellant's Noise Letter ("Appellant's Second Letter"). Because Appellant's Second Letter asserted no new issues, the CAJA Response Memo and NTEC AQ and Noise Memo adequately addressed all of Appellant's comments submitted prior to the hearing.

On September 27, 2024, Appellant filed the Appeal requesting that this Commission reverse the Advisory Agency's determination and vacate the Project Approvals, attaching Appellant's First and Second Letters along with Appellant's Noise Letter. **The Appeal largely reiterates Appellant's previous**

grievances without alleging new issues, and Appellant's Noise Letter ignored the CAJA Response Memo and the NTEC AQ and Noise Memo.

In the staff report prepared for this Commission's March 27, 2025 hearing on the Appeal ("Staff Report"), City planning staff have addressed each submitted appeal point and found no substantial grounds to overturn any portion of the Advisory Agency's approval. The Staff Report was released on March 18, 2025. Further, the NTEC Supplemental Noise Memo, dated February 27, 2025, was prepared to specifically address the Appeal's allegations regarding potential impacts to on-site receptors during construction and was provided to City staff on March 2, 2025 and included as Exhibit F to the Staff Report. On March 17, 2025, Appellant submitted another letter ("Appellant's Third Letter"), **which notably, again, largely reiterates previous comments and Appeal points without updating Appellant's Noise Letter.**

III. Appeal Points and Responses

The Appeal alleges that the Project will have a significant effect on the environment requiring preparation of an environmental impact report ("EIR") because the MND fails to provide substantial evidence to support its conclusions regarding noise, hazards, public health risks, and biological resources impacts; that the Advisory Agency failed to consider Appellant's comments on the MND prior to Project approval; and that the Advisory Agency abused its discretion when it approved the VTTM because it lacked substantial evidence to conclude that the subdivision improvements would not cause serious public health problems. Below, we provide a summary of the robust responses already provided in the Staff Report, the NTEC Supplemental Noise Memo, the NTEC AQ and Noise Memo and the CAJA Response Memo, in addition to responses to Appellant's Third Letter. As demonstrated, the analyses and conclusions within the MND are supported by substantial evidence in the record, and therefore an EIR is not required.

A. CEQA-Related Appeal Points

i. Noise and Vibration Impacts

The Appeal alleges that the MND is inadequate as to its analysis of potential construction and operational noise and vibration impacts. We address each allegation below. But first, we emphasize that the MND found that the Project would result in less than significant construction and operational noise and vibration impacts. Table 3-2 in Section 2 of the MND (see below) sets a phasing sequence of the Project's construction activities showing which construction activities may overlap and which will not. The Project would include Project Design Feature-1, which incorporates this construction sequence, to ensure that there is no overlap in construction phases beyond what was analyzed in the MND. Project Design Feature-1 also explains that construction of the new surface parking lot on the North Campus and the pedestrian bridge shall not overlap with each other, and that demolition of parking lots on the Main Campus and classroom buildings on the Main Campus shall not overlap with each other. Additionally, the MND incorporates Mitigation Measure NOI-1 and NOI-2, which requires noise barriers that are at least 15 feet high and provide at least 15 dBA of noise attenuation on the Main Campus and North Campus, respectively. The phasing sequence set by Project Design Feature-1, and noise attenuation required by Mitigation Measures NOI-1 and NOI-2 will reduce potentially significant impacts during construction to both on-site and off-site receptors. Further, Mitigation Measure NOI-3, which regulates amplified sound systems, would reduce potentially significant noise impacts during operation. Therefore, the MND demonstrates, based on substantial evidence in the record, that the Project would not result in significant noise related impacts.

**Table 3-2
Construction Sequence**

Construction Activity	Sequence									
	1	2	3	4	5	6	7	8	9	10
North Campus – Demolition†	X									
North Campus – Grading†		X								
North Campus – Construction of new surface parking lot			X							
North Campus – Construction of pedestrian bridge				X						
North Campus – Construction of new athletic fields and ancillary facilities†					X	X	X	X		
North Campus – Construction of new pool facilities†										X
Main Campus – Parking Lot Demolition†					X					
Main Campus – Classroom Demolition†						X				
Main Campus – Multistory Building Grading†							X			
Main Campus – Multistory Building Construction†								X	X	X
Main Campus – Construction of upper-level student quad									X	
Main Campus – Renovation of surface parking lot along Cohasset Street									X	
Main Campus – Renovations to existing athletics facilities, classroom buildings, and administrative offices.								X	X	X
† Denotes construction activities chosen for detailed construction emissions modeling. Source: Project Applicant.										

a. Baseline Ambient Noise Measurements

Appellant fist challenges the MND’s baseline ambient noise measurements. The NTEC AQ and Noise Memo address this point. Specifically, the MND utilizes 11 ambient noise level measurements, including 110 minutes of data, taken during daytime hours when construction would occur and measured at locations surrounding the Site and at all nearby sensitive receptors. Therefore, the ambient noise measurements comprehensively characterize baseline daytime ambient noise conditions. The Appeal offers no empirical evidence to support its challenge to the MND’s baseline ambient noise level measurements, and thus is not supported by substantial evidence. Therefore, the Advisory Agency properly relied on the MND and an EIR is not required.

b. Potential Impacts to On-Site Receptors

The Appeal next challenges the MND's lack of analysis of potential impacts to on-site receptors during Project construction. The NTEC Supplemental Noise Memo comprehensively addresses these points, as summarized by the Staff Report, and demonstrates, with new estimated noise projections, that construction of the Project would not be expected to expose classrooms to significantly considerable noise increases that would interfere with educational activities. First and foremost, Chaminade is a top-tier high school with inherent obligations to provide a learning environment where students will be successful under the school's rigorous standards, and the school's operating plan will reflect that obligation during Project construction. To ensure that the Project does not impede on the school's obligation to provide an adequate learning environment, heavy construction phases and activities on or near the Main Campus (i.e., pedestrian bridge construction, Main Campus demolition, grading and classroom renovations) would not occur during normal school sessions, and instead would be constructed during summer or other school breaks. Therefore, none of these construction phases/activities would overlap with educational activities and no significant impacts would occur.

While construction on the Main Campus will be largely avoided during educational sessions, construction of the new multi-story building on the Main Campus would take approximately 18 months and thus would occur during educational sessions, along with various construction activities on the North Campus. These construction activities would be managed through the school's standard operating plan to achieve the school's educational objectives. For example, students may be relocated to other quieter on-campus locations (e.g., gymnasium, theater building, etc.) on a flexible as-needed basis. Portable classrooms will also be placed away from construction activity to house classrooms temporarily during construction. The NTEC Supplemental Noise Memo analyzed potential impacts to the existing buildings as well as the portable classrooms on the Main Campus. Tables 2 through 4 demonstrate that these on-site receptors will result in an increase of 0.9 dBA L_{eq} to 3.1 dBA L_{eq} , less than the City's 5 dBA L_{eq} threshold of significance, which was the adopted construction noise threshold of significance at the time the MND was published. Accordingly, management through the school's operating plan would preclude any substantial classroom disruptions and potentially significant impacts.

Appellant has not refuted the analysis in the NTEC Supplemental Noise Memo, which comprehensively analyzes the Project's potential impacts to on-site receptors and has been in the Project file since March 2, 2025 and included in the Staff Report. Further, as discussed in detail in the NTEC AQ and Noise Memo and in the Staff Report, the analysis of potential impacts to on-site receptors in Appellant's Noise Letter contains various errors and mischaracterizations of the MND analyses and thus is not supported by substantial evidence. Therefore, the Advisory Agency properly relied on the MND, and an EIR is not required.

c. Noise Modeling Assumptions

The Appeal alleges the MND uses "an unconventional approach" for construction noise modeling. However, the MND's modeling was specifically tailored to each specific construction phase of the Project taking into account the anticipated construction effects, location of sensitive receptors, and the type of equipment to be utilized. The NTEC AQ and Noise Memo demonstrates that the noise projections provided in Appellant's Noise Letter, on the other hand, rely on standardized assumptions and outdated guidance and modeling programs, resulting in projections that do not accurately reflect the Project, and

thus do not constitute substantial evidence. Therefore, the Advisory Agency properly relied on the MND, and an EIR is not required.

d. North Campus Grading

The Appeal alleges deficiencies in the modeling assumptions for the North Campus grading activities, including issues with the assumed usage factor and construction equipment sequencing and usage. However, as previously discussed regarding the other modeling assumptions and as demonstrated in the NTEC AQ and Noise Memo and Staff Report, the modeling assumptions in the MND for the North Campus are specifically tailored to the Project. The Appeal's generalized assumptions are thus inappropriate and result in overstated noise projections and inaccurate conclusions about the Project's potential impacts.

Regarding the assumed usage factor, the 20 percent usage factor assumed in the MND directly accounts for the anticipated construction activities and actual site conditions. As explained in the MND, "daily [grading] activities would be rather limited due to the fact that the North Campus site is already relatively level," and export would be limited to approximately 720 cubic yards. While the 40 percent usage factor is appropriate for projects requiring extensive grading, the assumed 20 percent usage factor more accurately reflects the Project grading activities as it does not involve site clearing, mass grading, rough grading, or basement excavation.

The Appeal also claims that the MND assumed only a single piece of machinery would operate at any given time throughout the grading phase on the North Campus. However, this is incorrect. The MND modeling assumptions specifically and deliberately reflect the actual construction schedule for the Project, including the amount and duration of the equipment that will be used. Appellant further suggests that the exact same set of equipment listed and usage schedule for the air quality/greenhouse gas emissions ("GHG") analyses should have been assumed in the noise analysis. However, this ignores the fact that air quality/GHG and noise modeling rely on different assumptions due to the contrasting nature, objectives and accepted methodologies involved. The MND's air quality/greenhouse gases modeling conservatively assumes that all the equipment associated with a given phase would operate simultaneously every day of that phase, which, while highly conservative, is standard practice. The MND's noise analysis, on the other hand, is tailored to the Project's actual construction conditions, which is customary when the information is known, especially in urban infill environments where receptors are near construction.

Therefore, the MND's construction-related noise analysis and conclusions are based on detailed, site-specific assumptions and standard practices and are supported by substantial evidence. In contrast, the assumptions underlying Appellant's Noise Letter are generalized and rely on outdated guidance and inapplicable methodologies used for air quality/GHG analysis, resulting in overstated noise projections and inaccurate conclusions. Accordingly, the Appeal does not constitute substantial evidence. The Advisory Agency, therefore, properly relied on the MND, and an EIR is not required.

e. Noise Barriers

The Appeal alleges that the MND does not provide substantial evidence that the "15-foot-high" noise barriers required by Mitigation Measures NOI-1 and NOI-2 would attenuate noise sufficient to avoid impacts. First, Appellant misreads Mitigation Measures NOI-1 and NOI-2, which do not require sound

barriers that are 15-feet high, but that are at least 15-feet high to achieve the required 15-dBA attenuation. Second, the Appeal does not dispute with any counterevidence that the proposed barriers cannot achieve the required 15-dBA attenuation. As shown in the MND, nearby receptors are mostly single-story homes, barriers would be at least 15 feet high, and barriers would be placed in direct proximity of construction activity areas or receptors, all of which would maximize barrier performance. Without any empirical support, the Appeal does not constitute substantial evidence of potentially significant impacts. Therefore, the Advisory Agency properly relied on the MND, and an EIR is not required.

f. Operational Noise

The Appeal, without any supporting evidence, alleges inadequacies in the operational noise analysis due to the failure to include mechanical equipment in the quantified analysis. As explained in the MND and the NTEC AQ and Noise Memo, the mechanical equipment associated with existing buildings constitute baseline conditions and would not be considered Project noise for purposes of CEQA analysis. Further, the mechanical equipment associated with the new structures would be inaudible at surrounding receptors due to the existing high noise levels and the distance to nearby receptors and thus would not contribute to exceedances of the operational noise impact thresholds. Given the Appeal's lack of any evidence that the new mechanical equipment, if quantified, would exceed the applicable thresholds, it amounts to pure speculation, not substantial evidence. Therefore, the Advisory Agency properly relied on the MND, and an EIR is not required.

g. Vibration

The Appeal claims the MND utilizes incorrect thresholds. However, the thresholds suggested by Appellant were primarily developed to assess permanent ground borne vibration impacts caused by transit projects (e.g., heavy and light rail systems, subways, etc.), and are designed to be protective sleeping hours. The Project is not a transit project, nor will Project construction occur at night. Accordingly, these thresholds are not appropriate or applicable to the Project. Further, these thresholds have not been adopted by the City as lead agency. Instead, the City's published *L.A. CEQA Thresholds Guide* focuses vibration analysis on the Project's potential to damage existing building, not human annoyances. Accordingly, the Appeal does not present substantial evidence of potential impacts. Therefore, the Advisory Agency properly relied on the MND, and an EIR is not required.

ii. Hazards Impacts

The Appeal alleges that Mitigation Measure HAZ-1, requires remediation through a soil vapor extraction ("SVE") method to the satisfaction of the Los Angeles Fire Department ("LAFD") and the Department of Building and Safety ("DBS"), is improperly deferred and would not adequately mitigate potential impacts. First, Mitigation Measure HAZ-1 is not improperly deferred mitigation. The SVE system is explicitly required as a mandatory component of the mitigation measure and the sign-off from LAFD and DBS is a standard regulatory requirement to ensure the efficacy of the mitigation measure. Further, the Appeal provides no evidence whatsoever that the Project will result in significant impacts post mitigation. Accordingly, the Appeal is purely speculative and does not constitute substantial evidence. Therefore, the Advisory Agency properly relied on the MND, and an EIR is not required.

iii. Health Risk Impacts

Appellant alleges that the MND does not adequately analyze potential health risk impacts associated with diesel particulate matter (“DPM”), claiming the Office of Environmental Health Hazard Assessment (“OEHHA”) guidance should have been applied. However, as explained in the NTEC AQ and Noise Memo, OEHHA provides no applicable guidance, nor has it established any specific directives for the assessment of construction-related health risks for the type of development proposed in and construction involved with the Project. Appellant also fails to identify such OEHHA directives. Additionally, Appellant suggests that the MND relies solely on Localized Significance Thresholds (“LSTs”) in determining the Project’s construction-related health risks impacts, which is incorrect. While the MND demonstrates that the Project’s maximum daily DPM emissions from construction would not exceed regional thresholds and LSTs, this is not the sole consideration in the MND. Additionally, the MND includes a qualitative analysis including Project-specific facts and information about the construction schedule, Site size, use of Tier 4 equipment, and location of receptors to conclude that the Project would result in less than significant health risk impacts. The Appeal is inaccurate, speculative and thus does not constitute substantial evidence. Therefore, the Advisory Agency properly relied on the MND, and an EIR is not required.

iv. Biological Resources Impacts

The Appeal claims that the MND’s discussion of biological resources fails to adequately analyze and mitigate impacts to nesting and migratory birds without providing any evidence. However, the Biological Technical Memorandum (Appendix C-2 of the MND) and the Tree Report (Appendix C-1 of the MND) prepared for the Project demonstrate that Project construction activities, including tree removal, will comply with the Migratory Bird Treaty Act, which would apply during the nesting season to ensure that significant impacts to migratory birds would not occur. The MND and CAJA Response Memo describe the regulatory standards and oversight provisions involved with MBTA compliance, which are enforceable as regulatory compliance measures. Given the speculative nature of Appellant’s allegations and the substantial evidence provided in the MND to support its conclusion that impacts to nesting and migratory birds would be less than significant, the Advisory Agency properly relied on the MND. An EIR is, therefore, not required.

v. Response to Appellant’s Comments on the MND

The Appeal alleges that the Advisory Agency did not consider Appellant’s previous comments on the MND prior to approval of the Project. However, this comment fails to acknowledge the extensive responses provided in the NTEC AQ and Noise Memo and in the CAJA Response Memo to each of the comments in Appellant’s First and Second Letters. Further, in response to the Appeal’s focus on potential impacts to on-site noise receptors, the NTEC Supplemental Noise Memo was prepared to address those comments, in addition to staff responses in the Staff Report. Accordingly, the record clearly demonstrates that Appellant’s comments have been thoughtfully considered and adequately addressed.

B. Subdivision-Related Appeal Points

The Appeal asserts that the Advisory Agency abused its discretion by approving the VTTM because it lacked substantial evidence to conclude that the subdivision improvements were not likely to cause serious public health problems, citing to the same claims alleged in the body of the Appeal. As previously demonstrated by the MND, along with the NTEC AQ and Noise and Supplemental Noise Memos, the Project's potential to impact public health has been adequately considered and addressed. The Appeal does not provide substantial evidence that the Advisory Agency abused discretion in approving the Project Approvals.

Sincerely,

Dave Rand

Dave Rand
Partner
of RAND PASTER & NELSON, LLP

DR:smd

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March 24, 2025

VIA ELECTRONIC DELIVERY

The Honorable Los Angeles City Planning Commission
City of Los Angeles
200 North Spring Street, Room 272
Los Angeles, CA 90012
E-Mail: cpc@lacity.org

**Re: CHAMINADE COLLEGE PREPARATORY, HIGH SCHOOL – RESPONSE TO
DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORTS**

Case Nos.: VTT-84101-1A, CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, CPC-2023-1254-VZC-HD-ZAD-ZAA & ENV-2023-1255-MND

Project Addresses: 7500 Chaminade Avenue, 23241 Cohasset Street & 23260 Saticoy Street, 23217-23255 Saticoy Street & 7619-7629 Woodlake Avenue

City Planning Commission Public Hearing Date: March 27, 2025 (Item Nos. 8, 9 & 10)

Dear President Lawshe and Honorable Commissioners,

On behalf of our client, Chaminade College Preparatory (“Chaminade”), the Owner and Applicant in the above-referenced matter, we thank you, Ms. Heather Beemers and Ms. Esther Ahn for the opportunity to review and respond to the Department of City Planning Recommendation Reports (“Staff Reports”) for the above-referenced cases. The subject cases propose revisions and upgrades to the approximately 21-acre Chaminade College Preparatory high school campus property located at 7500 Chaminade Avenue, 23241 Cohasset Street and 23260 Saticoy Street on the south/west side of Saticoy Street (the existing “Main Campus”), and the expansion of the high school to the approximately 4.83-acre property located across the street at 23217-23255 Saticoy Street and 7619-7629 Woodlake Avenue on the north/east side of Saticoy Street (the new “North Campus”) in the West Hills community. This Project, seven years in the making, will modernize and upgrade the campus facilities, by providing much-needed academic and athletic facilities as a means of maintaining and further enhancing the educational experience, student wellness opportunities, and campus safety and security, while also providing additional on-site parking and continuing to operate with the utmost sensitivity to neighbors.

We very much appreciate the thorough and well-written Staff Reports prepared by Ms. Bleemers and Ms. Ahn, and we are in support of their recommendations to deny the appeal and sustain the Advisory Agency’s determination for Case No. VTT-84101, to approve the recommended actions for Case Nos. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and CPC-2023-1254-VZC-HD-ZAD-ZAA, and to adopt the Mitigated Negative Declaration under Case No. ENV-2023-1255-MND. Through this letter, we submit two important comments on the Staff Reports for your consideration, related to the approval of the proposed pedestrian bridge that will connect the Main and North Campuses (as discussed in **Section A**, below) and pertaining to the

additional conditions of approval proposed by the West Hills Neighborhood Council (as discussed in **Section B**, below).

**A. REQUEST TO ADD “REVOCATION DISCLAIMER” LANGUAGE
PERTAINING TO THE PEDESTRIAN BRIDGE REVOCABLE PERMIT**

Chaminade originally requested approval of an airspace subdivision and lot (proposed Lot 3), as part of proposed Vesting Tentative Tract Map No. 84101 (the “Map”), to allow for the vacation of a portion of the public right-of-way over and along Saticoy Street for the construction and maintenance of the proposed pedestrian bridge connecting the Main and North campus. The airspace lot was requested in lieu of a revocable permit (or “R-Permit”) to provide assurance for Chaminade that the pedestrian bridge encroachment rights would not be revoked by the City at any given time as otherwise permitted through a revocable permit. The pedestrian bridge is essential to the implementation of the school campus plan, providing crucial pedestrian safety and security for Chaminade students, faculty, staff and visitors. The ability for the City of Los Angeles to unilaterally revoke the bridge permit poses a grave uncertainty for the future operation of the expanded campus. Nonetheless, we understand and accept that the airspace lot was denied by the Advisory Agency, per the Bureau of Engineering’s (“BOE”) recommendation, and instead an R-Permit is required for the proposed pedestrian bridge.

However, as we prepare to initiate the R-Permit application process, we have requested language from BOE to provide assurance for Chaminade that the investment in the pedestrian bridge and the revised campus plan, which requires physical connection between the Main and North Campuses, will not be put at risk of City revocation, unless the bridge poses a threat to public safety due to lack of maintenance or is at risk of failure. In response, BOE produced and provided proposed “Revocation Disclaimer for Significant Improvements” language which we are in support of and have referenced below. **We respectfully request that the City Planning Commission incorporate the BOE-proposed “Revocation Disclaimer for Significant Improvements” language, referenced below in bold text, in BOE Condition No. 5 of Case No. VTT-84101-1A and (T) Condition No. 2.e of Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA:**

- That, the subdivider obtain a revocable permit with the Valley District Office of BOE for the proposed pedestrian bridge over Saticoy Street.

REVOCATION DISCLAIMER FOR SIGNIFICANT IMPROVEMENTS:
Vacation of the right-of-way to construct the improvements was not preferred at this time, and a Revocable Permit is recommended in lieu. While the improvements are not required as a development Condition of Approval, and given that the improvements constitute significant private encroachments into the public right-of-way, the City recognizes that the improvements would generally remain in place indefinitely. As such, this permit is not being issued with the intent of revocation in the foreseeable future. Any consideration of revocation of permit will primarily be triggered by the failure of the permittee to properly maintain the improvements and thereby hinder the safety of other facilities or users of the right-of-way. Notice, and the opportunity to rectify any

deficiencies, will be provided prior to any permit revocation consideration. Lastly, revocation of this R-permit would be considered by the Board of Public Works.

B. REQUEST TO ADD VOLUNTARY CONDITIONS IN RESPONSE TO WEST HILLS NEIGHBORHOOD COUNCIL REQUEST FOR ADDITIONAL PROPOSED CONDITIONS ON AUGUST 22, 2024

The West Hills Neighborhood Council (WHNC) Zoning & Planning Committee previously requested additional proposed conditions, dated August 22, 2024, that address: 1) Landscaping on the North Campus for additional screening for the abutting residents immediately to the north and across the street to the east; 2) The Traffic Management Program; and 3) The intent to keep communications open with the WHNC if community concerns arise regarding noise and facility use during the construction and operation of the North Campus (see attached “Exhibit A: West Hills Neighborhood Council Additional Proposed Conditions”). Chaminade agrees to the WHNC’s additional proposed conditions but proposes alternative language as voluntary conditions, for consistency with the typical format and structure of Department of City Planning conditions and to ensure the conditions do not result in major impacts to the proposed Project plans due to physical site or operational constraints. In addition, some of the conditions are already addressed in the Conditions of Approval recommended in the Staff Report, as further discussed below.

For your review and consideration, below is a discussion of the conditions proposed by the WHNC, organized by the three relevant topic areas, with the *WHNC’s proposed conditions appearing in italicized text*, followed by **Chaminade’s response and/or proposed alternative voluntary conditions which appear in bold text**:

1. LANDSCAPING ON THE NORTH CAMPUS

WHNC Proposed Conditions

- 1) *To include trees as close to the northern property line as possible and to fully screen and infill where needed to provide coverage for the abutting residential homes.*
- 2) *To include trees along the most easterly side of the site along Woodlake Avenue, to provide screening to the residential homes on Woodlake as well as use of the pool.*
- 3) *To contact the homeowners of the northern abutting properties regarding an offer from Chaminade to provide trees on their properties for the purpose of screening.*

Chaminade Response and Proposed Alternative Voluntary Conditions

The athletic field and swimming pool proposed on the North Campus have been strategically located and designed to meet minimum sports industry standards. As such, planting additional on-site trees at the specific locations requested by the

WHNC would result in substandard conditions for the new athletic facilities. In addition, to require tree plantings immediately next to a swimming pool would introduce operational and maintenance challenges, as falling leaves tend to clog up pool pump equipment. In addition, a pathway must be maintained along the eastern edge of the pool, to allow for pool cleaning and maintenance, leaving no room to plant on-site trees. Due to these physical, operational and maintenance constraints, we offer the following proposed alternative conditions, which meet the intent of the WHNC's conditions without impacting the Project plans:

- **On the North Campus, the Applicant shall plant trees on-site as close to the northern property line as possible, without impacting or displacing proposed project structures, buildings and athletic and parking facilities, to provide screening/infill for the abutting residential homes to the north. Where on-site tree planting is not possible, the Applicant shall contact the homeowners of the northern abutting properties to offer to provide trees for homeowners to plant on their properties for the purpose of screening as needed.**
- **On the North Campus along the easterly side of the proposed pool along the Woodlake Avenue frontage, the Applicant shall plant on-site trees, only to the extent possible or feasible without impacting the proposed location and size of the pool and without obstructing pedestrian pathways and creating pool operational and maintenance issues, to provide screening for the residential homes to the east across Woodlake Avenue.**

2. TRAFFIC MANAGEMENT PROGRAM

WHNC Proposed Conditions

- 1) *Subsequent to review of the Traffic Study, the WHNC requested a Traffic Management Program to be submitted with the expansion proposal.*
- 2) *We request the traffic program includes a plan with the following; diagrams with drop-offs and pick-ups for vehicles and buses, locations and times for the pick-ups, drop-offs and which gates will be open and used at what times of the day and which gates will be used for students that drive.*

Chaminade Response

The two above Traffic Management Program conditions have already been incorporated by Planning Staff in Modified Condition No. A.16 of Case No. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and Condition No. 3 of Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA. In satisfaction of the two above conditions requested by the WHNC, the plan details drop-off and pick-up locations and operations as well as the times that gates will be open.

3. NOISE AND FACILITY USE ISSUES

WHNC Proposed Conditions

- 1) *The WHNC requests that during construction and following the opening of the sports facility, Chaminade hold public meetings with the WHNC Zoning committee every six (6) months or as issues arise from the community.*
- 2) *The Zoning Administrator/Decision Maker shall reserve the right to impose additional corrective Conditions if proven necessary for the protection of persons in the neighborhood or occupants of the adjacent properties.*

Chaminade Response and Proposed Alternative Voluntary Conditions

Regarding the first Noise and Facility Use Issues condition, Chaminade agrees to keep the WHNC Zoning & Planning Committee apprised of construction and operation activities after construction commences on the North Campus, when requested by the WHNC should issues arise. However, to require Chaminade to attend a public meeting every six months, as suggested by the WHNC, would be onerous and burdensome for Chaminade. We instead offer the following alternative voluntary condition language, to require attendance at a public meeting only if/as issues arise, for your consideration:

- **Should noise or facility use concerns arise in the immediate community related to the construction and operation of the proposed facilities on the North Campus, as relayed to the Applicant by the West Hills Neighborhood Council, the Applicant shall attend a public meeting with the West Hills Neighborhood Council Zoning & Planning Committee to address those concerns and provide an update.**

Regarding the second Noise and Facility Use Issues condition, please note it is already addressed in the Staff Reports, in Case No. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 as Condition No. C.67 and in Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA as Condition No. 36, as follows:

- **Staff Recommended Condition: *Corrective Conditions.*** *The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.*

Based on the discussion above, we respectfully request the addition of the three bolded Chaminade Proposed Alternative Voluntary Conditions, as included above, to Case No. CPC-2023-1254-VZC-HD-ZAD-ZAA. All three conditions meet the intent of the conditions proposed by the WHNC, but without introducing impacts to the proposed North

Campus plan or an unnecessary burden on Chaminade, while the other proposed conditions are already addressed in Conditions of Approval recommended by Staff.

This concludes our Staff Report comments. On behalf of Chaminade College Preparatory, thank you for your time and consideration in this matter. Your approval of our request for additional condition language will help to ensure that Chaminade's plans for the construction and operation of the pedestrian bridge, and the necessary revocable permit process, move forward successfully, and will address the intent of the requests from the West Hills Neighborhood Council. If you have any questions or require additional information, please do not hesitate to contact me at (818) 716-2797 or at jessica@raa-inc.com.

Sincerely,



Jessica Pakdaman
ROSENHEIM & ASSOCIATES, INC.

cc: Ms. Heather Bleemers, LA City Planning
Ms. Esther Ahn, LA City Planning
Ms. Hannah Lee, Office of Councilmember John Lee (Council District 12)
Mr. Dan Rosales, Office of Councilmember John Lee (Council District 12)
Mr. Bert Moklebust, Bureau of Engineering, Department of Public Works
Ms. Quyen Phan, Bureau of Engineering, Department of Public Works
Mr. Robert S. Webb, Chaminade College Preparatory
Mr. Chris Landon, Chaminade College Preparatory
Ms. Charlene Rothstein, West Hills Neighborhood Council
Mr. Bill Rose, West Hills Neighborhood Council
Ms. Penny Newmark, West Hills Neighborhood Council

EXHIBIT A:
WEST HILLS NEIGHBORHOOD COUNCIL
ADDITIONAL PROPOSED CONDITIONS

West Hills Neighborhood (WHNC) Council Zoning & Planning

August 22, 2024

Additional Proposed Conditions

Chaminade Expansion Proposal

Case #CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, Cpc-2023-1254-VZC-HD-ZAD-ZAA

Landscaping on the North Campus:

- 1) To include trees as close to the northern property line as possible and to fully screen and infill where needed to provide coverage for the abutting residential homes.
- 2) To include trees along the most easterly side of the site along Woodlake Avenue, to provide screening to the residential homes on Woodlake as well as use of the pool.
- 3) To contact the homeowners of the northern abutting properties regarding an offer from Chaminade to provide trees on their properties for the purpose of screening.

Traffic Management Program:

- 1) Subsequent to review of the Traffic Study, the WHNC requested a Traffic Management Program to be submitted with the expansion proposal.
- 2) We request the traffic program includes a plan with the following; diagrams with drop-offs and pick-ups for vehicles and buses, locations and times for the pick-ups, drop-offs and which gates will be open and used at what times of the day and which gates will be used for students that drive.

Noise and Facility Use Issues:

- 1) The WHNC requests that during construction and following the opening of the sports facility, Chaminade hold public meetings with the WHNC Zoning committee every six (6) months or as issues arise from the community.
- 2) The Zoning Administrator/Decision Maker shall reserve the right to impose additional corrective Conditions if proven necessary for the protection of persons in the neighborhood or occupants of the adjacent properties.



West Hills Neighborhood Council

"It's our neighborhood.
Let's build a community."

March 19, 2025

OFFICERS

Charlene Rothstein

President

Faye Barta, J.D.

Vice President

Brad Vanderhoof

Secretary

Carolyn Greenwood

Treasurer

Saif Mogri

Controller

Esther Ahn, City Planner

Los Angeles City Planning

200 North Spring Street, Room 763

Los Angeles, California 90012

Re:

Case Numbers CPC-2023 -1254-VZC-HD-ZAD-ZAA

CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 ENV-2023-1255-M ND

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Penelope Newmark

Chris Pike

Bill Rose

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Joan Trent

Brad Vanderhoof

Joanne Yvanek-Garb

Zhelbert Zohrabian

Project Address:

7500 North Chaminade Avenue, 23241 West Cohasset Street,

23260 West Saticoy Street, 23217-23255 West Saticoy Street,

7619-7629 North Woodlake Avenue, West Hills, California 91304

Hearing Date:

March 27, 2025

Dear Ms. Ahn:

The West Hills Neighborhood Council ("WHNC") has worked closely with the applicant Chaminade, Council District 12, and the West Hills community for almost two years regarding the above-mentioned cases .

After extensive investigation of the proposal and with consideration for the expansion of Chaminade High School, the surrounding community and concerns from community residents, the WHNC Zoning & Planning committee did approve and does support the expansion with the following Conditions as agreed to by the applicant:

PAST PRESIDENTS

Daniel Brin

Stephen Lenske

Ed Youngblood

Charles "Chuck" Gremer

Dated & Approved August 22, 2024

Landscaping on the North Campus:

- To include trees as close to the northern property line as possible and to fully screen and infill where needed to provide coverage for the abutting residential homes.
- To include trees along the most easterly side of the site along Woodlake Avenue, to provide screening to the residential homes on Woodlake as well as use of the pool.

EXECUTIVE DIRECTOR

Michelle Ritchie



P.O. Box 4670, West Hills, CA 91308-4670 • mail@westhillsnc.org • www.westhillsnc.org



Esther Ahn, City Planner

March 19, 2025

Page 1

- To contact the homeowners of the northern abutting properties regarding an offer from Chaminade to provide trees on their properties for the purpose of screening.

Traffic Management Program:

- Subsequent to review of the Traffic Study, the WHNC requested a Traffic Management Program to be submitted with the expansion proposal.
- We request the traffic program includes a plan with the following; diagrams with drop-offs and pick-ups for vehicles and buses, locations and times for the pick-ups, drop-offs and which gates will be open and used at what times of the day and which gates will be used for students that drive.

Noise and Facility Use Issues:

- The WHNC requests that during construction and following the opening of the sports facility, Chaminade hold public meetings with the WHNC Zoning committee every six (6) months or as issues arise from the community.
- The Zoning Administrator/Decision Maker shall reserve the right to impose additional corrective Conditions if proven necessary for the protection of persons in the neighborhood or occupants of the adjacent properties.

Additionally, regarding noise abatement ; because studies consistently show that high noise levels can arise from aquatic facilities, batting cages and athletic fields, we respectfully submit that best practices be applied by City Planning, in order to protect the surrounding residential neighborhood. This is also a validation for Item 1) listed under Noise and Facility Use Issues: Additional Proposed Conditions, WHNC Zoning & Planning, dated and approved August 22, 2024 which are attached hereto for reference.

Should you have any questions please feel free to contact us.

Respectfully submitted,

Bill Rose

Bill Rose, Co-Chair
Zoning & Planning Committee

Charlene Rothstein

Charlene Rothstein, Co-Chair
Zoning & Planning Committee

Chaminade College Preparatory, High School Campus
Proposed Modified and New Conditions in Response to WHNC Comments
Case Nos. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, CPC-2023-1254-VZC-HD-ZAD-ZAA

Note: ~~Strikethrough text~~ is proposed to be deleted and **bolded underlined text** is proposed to be added.

1. ZONE CHANGE ON NORTH CAMPUS

New "Q" Qualified Condition on North Campus:

- **Use. Uses shall be limited to school uses for Grade K-12 and uses accessory to or associated with the school, such as athletic and parking facilities as shown on and in substantial conformance with the plans ("Exhibit A") and the Conditions of Approval associated with this Case. No residential or hotel uses are permitted.**

New "D" Development Limitation on North Campus:

- **Height of Buildings and Structures. No building, fence or structure shall exceed 45 feet in height, except for the athletic field and pool facility lights which shall not exceed 90 feet in height, in substantial conformance with the plans ("Exhibit A").**

2. SETBACKS ON NORTH CAMPUS

New "Q" Qualified Condition on North Campus:

- **Setbacks on North Campus. No new buildings or structures may be located within 15 feet of the northern property line, except for the following as shown on the plans ("Exhibit A"):**
 - a. **10-foot-tall perimeter fence, with a minimum setback of approximately 1-foot, 4 inches;**
 - b. **40-foot-tall poles and netting, with a minimum setback of approximately 2 feet, 10 inches;**
 - c. **22-foot-tall to 25-foot-tall parking lot lights, with minimum setbacks of approximately 3 feet, 4 inches and 6 feet-6 inches, respectively;**
 - d. **A 26-foot-tall score board, with a minimum setback of approximately 6 feet, 8 inches;**
 - e. **70-foot-tall stadium lights, with a minimum setback of 8 feet, 4 inches; and**
 - f. **8-foot-tall bull pen, with a minimum setback of 10 feet.**

New "Q" Qualified Condition on North Campus:

- Along the Woodlake Avenue frontage, pool lights shall be set back a minimum of 12 inches from the property line.

3. RENTAL OR LEASE OF FACILITIES

Revise Existing Condition 5:

5. Use Restrictions.

- a. Rental or lease of the batting cage facilities or athletic fields located on the school campus is not permitted for any purpose, **except as permitted under Condition 5.e.** Rental or lease of other on-site facilities is limited to activities solely to the general educational purpose of the institution. [The term "rental of the facilities" is not dependent upon the payment of a fee].
- b. Parking on-site shall not be utilized for events or uses occurring at off-site locations, unless the off-site event occurs on a weekend, in the summer, and does not coincide with a Special Event at the school.
- c. Filming exclusively for commercial purposes and without active student participation, shall be prohibited on the property. All filming shall be limited between the hours of 8:00 a.m. to 8 p.m., Monday through Friday. The use of artificial light is prohibited.
- d. No incidental gaming activities as defined in Section 12.21-A,13, shall be permitted on the site.
- e. **North Campus Only: The rental or lease of the athletic and parking facilities, and associated structures, for non-Chaminade activities are restricted to the following:**

Athletic Fields. Use by community-based organizations shall be limited to 36 days per year, Monday through Saturday, from 8 a.m. to 6 p.m. Use is not permitted on Sundays and national holidays. The rental or lease of the batting cages is not permitted at any time.

Aquatic Complex/Pool. Use by community-based organizations, which shall travel to and from the North Campus by bus, shall be limited to daylight hours only, and to end no later than 7:00 p.m., Monday through Friday, and no later than 5:00 p.m. on Saturdays, with no use of outdoor lighting other than low-level security lighting. For community member swim activities, use hours shall be limited to

Monday-Saturday, 8:00 a.m. to 6:00 p.m. Use is not permitted on Sundays and national holidays. A lifeguard must be on duty any time the pool is in use.

For purposes of the above conditions, "community-based organization" shall mean any educational or athletic institution, group or league. "Daylight hours" shall mean hours illuminated by the natural light of day, or from dawn to dusk, year-round, but further limited by the times noted herein.

4. HOURS OF OPERATION

Revise Existing Condition 6:

6. Hours of Operation Shall Observe the Following Limitations, unless otherwise permitted elsewhere in the conditions.
- a. For daytime classroom instruction: 6:30 a.m. to 6 p.m., Monday through Friday. Evening classes, occurring no more than four times weekly is to conclude by 10:00 p.m. Saturday classroom instruction is limited to the hours of 8:00 a.m. to 6:00 p.m. No classroom instruction is permitted on Sunday.
 - b. For gymnasium use: 6:30 a.m. to 10:00 p.m., Monday through Friday; 8:30 a.m. to 10:00 p.m. on Saturday; and 8:30 a.m. to 8:00 p.m. on Sunday. No Saturday game or practice session shall begin prior to 8:30 a.m. No congregating on the school site for the purpose of these activities shall occur prior to 8:30 a.m. on Saturdays and Sundays. An instructor or school staff member shall be present at the subject site at least one half hour prior to the designated start times to monitor student activities/arrivals to assure that noise impacts on the adjacent neighbors are minimized.
 - c. For Athletic Field/Stadium use: Main Campus: Shall have hours of 7:00 a.m. to 10:00 p.m., Monday through Friday; Saturday use is limited to 8:00 a.m. to 9 p.m., and; 9:00 a.m. to 8:00 p.m. on Sunday. No more than 15 Sundays per year will be allowed. North Campus: Shall have the same hours as the Main Campus, except the end time shall be 9:00 p.m. (instead of 10:00 p.m.) on Monday through Friday, with an exception for overtime/extra inning play. Both Campuses: Athletic use is not permitted on national holidays. No congregating on the site for the purpose of these activities shall occur before the permitted hours. An instructor/school staff member shall be present at the subject site at least one-half hour prior to the designated start times to monitor student activities/arrivals to assure that noise impacts on the adjacent neighbors are minimized.

- d. For Aquatic Complex/Pool use: Shall have hours of 8:00 a.m. to 8:00 p.m., Monday through Friday. Saturday use is limited to 10 a.m. to 7 p.m. Athletic use is not permitted on Sundays or national holidays.
- e. Batting Cages. The batting cages shall be restricted to the sole use of Chaminade students and staff. Main Campus: No use of the cages shall occur between 8:00 p.m. and 8:00 a.m., the following day (Shall be limited to 8:00 a.m. to 8:00 p.m., Monday through Saturday). North Campus: Shall be limited to 9:00 a.m. to 7:00 p.m., Monday through Saturday. Both Campuses: No use of the batting cages is permitted on Sundays and national holidays.
- f. Teacher preparations, normal school maintenance, parent conferences with teachers, school board meetings and similar customary school activities cumulatively limited to 451 vehicles on the property at one time, consistent with the minimum parking required per the Conditional Use under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR, or limited to 501 vehicles on the property at one time upon full buildout of the Project approved pursuant Case Nos. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and CPC-2023-1254-VZC-HD-ZAD-ZAA, may extend beyond the hours set forth above.
- g. Motorized sweeping of the parking lots and driveways and motorized landscape maintenance shall occur only between the hours of 8 a.m. and 6 p.m., Monday through Saturday.

5. SETBACKS ON MAIN CAMPUS

Revise Existing Condition 8:

- 8. Setbacks on Main Campus. With the exception of existing structures to remain as of date of this approval, including the existing proposed 36-foot tall fence for the baseball/softball field, all new structures abutting a single-family residence shall be located at a minimum distance of 35 feet from the property line.

6. MARCHING BAND HOURS

Revise Existing Condition 11:

- 11. Marching Band practices held outdoors shall be limited to the Main Campus with the following locations and hours:

- a. Evening Practice Sessions. A maximum of 1 weekday-night per week in the outdoor stadium, between the hours of ~~6:30 p.m.~~ 6:00 p.m. and 9:00 p.m., and 1 weeknight per week, between the hours of 6:00 pm. and 8:00 p.m., to be completed with the lights turned out and the stadium vacated no later than the required end time ~~9:00 p.m.~~ Students leaving the campus after ~~9:00 p.m.~~ shall be instructed that no playing of instruments shall occur after the end of the session; this shall be strictly enforced by the school administration. The instructor or school staff shall monitor student activities and departures to ensure that noise impacts on adjacent neighbors are minimized.
- b. Morning ~~Daytime~~ Practice Sessions. In addition to the ~~one two weeknights~~ permitted as per Condition 11.a. above, a maximum of 3 working weekdays (Monday through Friday) per week, not to exceed 2 consecutive hours per day, between the hours of ~~7:50 a.m. and ending by 9:30 a.m.~~ 8:00 a.m. and 3:00 p.m. shall be permitted.
- c. **Band Camp:** An exception is made for no more than two weeks in the summer when a marching band camp is held, allowed between the hours of 8:00 a.m. and 8:00 p.m., with a maximum of 4 hours per day for the outdoor playing of instruments (the 4 hours of outdoor playing of instruments need not be consecutive).
- d. In all instances stated in Conditions 11.b. and 11.c. above, all students shall refrain from congregating at the practice site prior to 7:30 a.m. and after ~~9:30 a.m. during the school year and between 7:30 a.m. and after noon during the two-week band camp~~ the required end time, to minimize noise impacts on adjacent neighbors. An instructor/school staff member shall be present at the subject location by 7:30 a.m. to monitor student activities and arrivals to ensure that noise impacts on adjacent neighbors are minimized. No instruments shall be played (including tuning, or "warming up") prior to the ~~7:50~~ 8:00 a.m. start time.
- e.e. Saturday Sessions. A cumulative total of five Saturday marching band "warm up" sessions, immediately prior to participation at athletic competitions, shall be permitted during the school year, with hours expressly limited to starting after 8:45 a.m. and ending before 5:00 p.m.

7. ON-SITE PARKING

Revise Existing Condition 15:

15. Parking.

- a. At least 451 permanent, striped parking spaces shall be provided on the site at all times consistent with the Conditional Use under Case No. CPC-2009-

1477-CU-ZV-ZAA-SPR. Upon full buildout of the Project approved pursuant Case Nos. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and CPC-2023-1254-VZC-HD-ZAD-ZAA, at least 501 permanent, striped parking spaces shall be provided on-site between the Main Campus and North Campus, consistent with Exhibit A. ~~In conjunction with the construction of the aquatic complex, 24 new parking spaces will be constructed as shown on the plans (Exhibit B).~~

- b. The school shall inform parents, students, faculty and staff in writing on an annual basis of all rules regulating school traffic and parking. A copy shall be mailed to the City Planning Department at the same time. The school shall maintain a progressive disciplinary system of enforcement of the involved student(s) from school. The school administration shall maintain a list of license plate numbers of all staff and students permitted to park on campus and shall issue a parking tag to all families to be used when parents visit the school site.
- c. Except during special events, all faculty, administrators, other employees and visitors shall be instructed by persons acting on behalf of the school to park on-site at designated locations.
- d. Special Event Parking
 - (1) If a special event at the property is expected to attract more than 451 vehicles, **or more than 501 vehicles after full buildout of the Project approved pursuant to Case Nos. CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 and CPC-2023-1254-VZC-HD-ZAD-ZAA,** then off-site parking for vehicles in excess of the 451st vehicle **(or in excess of the 501st vehicle after full Project buildout)** shall be provided at the West Hills Hospital (located at 7300 Medical Center Drive) and/or other locations which the school may secure, to the satisfaction of the City Planning Department. Those persons attending the event shall be instructed to park in such off-site parking locations (unless playing field parking is allowed on the campus). Note: In the event that the school secures another off-site parking facility in lieu of the existing site, the applicant must notify the City Planning Department, the West Hills Neighborhood Council, the Council Office, and residents within a 500-foot radius, in writing at least 90 days in advance.
 - (2) A free shuttle bus system shall be used between the off-site parking area(s) and the subject property. Shuttle vehicles shall be of a number and carrying capacity to facilitate the transport of persons to and from the property expeditiously. The use of temporary signage will be used to inform parents, students and visitors to park within the designated off-site area(s) and to use the shuttle system. Note: Text-only temporary signs are permitted for use during the day of the special event, and will be posted and removed at least one half hour prior to the event and removed one half hour after the conclusion of the event.
- e. Construction Parking. In the event that construction staging takes place within the parking areas, and if at least 20 spaces are encumbered for construction

purposes, Chaminade shall provide an equal number of temporary off-site parking spaces at a secondary site. Off-site parking will not be permitted along adjacent streets. If the secondary site is not immediately adjacent to the campus, a shuttle shall be provided to transport students, staff, and visitors to and from the school.

f. For all games, competitions and swim meets on the North Campus:

- (1) All Chaminade students, faculty and staff shall be directed to park on the Main Campus.**
- (2) In advance of each game day, written notice shall be provided to all visiting teams to indicate that vehicles must park on campus (either on the North Campus or across the street on the Main Campus), and that street parking on Keswick Street and other residential streets is not permitted.**
- (3) A permanent sign shall be placed or posted at each driveway entry along Saticoy Street and Woodlake Avenue serving the North Campus, directing attendees to park on the North Campus or across the street on the Main Campus, and indicating that parking is not permitted on Keswick Street, Saticoy Street, Woodlake Avenue or other streets.**

8. UPDATED TRAFFIC MANAGEMENT PLAN

Revise Existing Condition 16:

16. Traffic Management Program. The school shall implement a- **the updated Traffic Management Program, dated May 4, 2023,** to encourage carpooling amongst parents and students, bicycling, **the use of school buses,** and the use of public transit to reduce vehicular trips to school, **and to improve the efficiency of the drop-off and pick-up operations and help minimize any disruptions to non-school traffic flow in the vicinity of the school.** A copy of which, **the updated Traffic Management Program** shall be provided to the Department of City Planning and the Council Office prior to the issuance of a **new** certificate of occupancy. A copy shall also be ~~posted~~ **available** on-site **in the Facilities Office,** **posted** online, sent by email, or regular mail to staff, students, and parents. Components of such efforts shall include:
 - a. Appointing adult traffic monitors for the program, distribution of literature explaining the program, and maintaining a system to encourage and enable parents to form and participate in carpools.
 - b. For each day that school is in session and for special events, parking monitors shall be required to be posted at each vehicular access driveway in order to direct traffic and minimize queuing of school visitor, student, and

staff vehicles on adjacent residential streets, from blocking the public right-of-ways, private driveways, or otherwise adversely affecting traffic circulation for residents. Likewise, they will discourage excessive noise from car horns, car radios, car alarms and loud voices, and to maintain smooth ingress to and egress from the parking areas.

- c. Traffic monitors shall be at the school for: (1) 30 minutes prior to the start of school through such time at which the gates are to be closed or have a security guard stationed at the gates; (2) One-half hour prior to the end of school through such time at which the primary gates are to be closed or guarded, and; (3) One hour prior to the beginning of special events through such time at which the primary gates to the campus are to be closed or guarded.
- d. Once parking has reached capacity, traffic monitors shall direct traffic away from residential streets, and utilize cones and temporary signage wherever necessary, to re-direct traffic, discourage spillover traffic and parking on adjacent residential streets, and to direct drivers to the secondary parking area (West Hills Hospital), where the free shuttle will transport visitors back to the school. Note: In the event that the school secures another off-site parking facility in lieu of the existing site, the applicant must notify the City Planning Department, the West Hills Neighborhood Council, the Council Office, and residents within a 500-foot radius, in writing at least 90 days in advance.
- e. Provide a safe and secure area for bicycle parking.

f. There shall be no school drop-off or pick-up on the North Campus.

9. SAFETY AND SECURITY MONITORING

Existing Conditions to remain (for reference only):

- 21. A minimum of four state-licensed security guards shall provide security on football game nights with at least two officers assigned to patrol the adjacent residential neighborhoods with an emphasis on those residential streets nearest to the school. The officers shall be present one hour before game time and shall patrol the defined area until the campus is cleared of game participants and spectators and the campus gates are closed.
- 22. A security plan shall be developed in consultation with the Police Department, outlining security features of each new structure to prior to the issuance of a certificate of occupancy for each new structure. In addition, the property owner shall provide to the Topanga Commanding Officer a diagram of the site indicating access routes and any additional information that might facilitate

police response. The applicant shall submit evidence of compliance to the City Planning Department.

23. The property shall be internally secured when not in use.

New Condition on North Campus:

- **Security on North Campus.**
 - a. **All driveway gates shall be closed 15 minutes after the morning bell rings and opened 15 minutes before the dismissal bell rings.**
 - b. **A security guard or school employee shall be posted at or near the Saticoy Street driveways to monitor student arrival and departure during regular school days when the North Campus gate(s) are open, to ensure use of the pedestrian bridge and control street-level crossing.**
 - c. **There shall be a 24/7 security camera monitoring and burglar alarm system.**

10. LIGHTS

Revised Existing Conditions 24 and 25 to apply to both campuses:

24. All lighting shall be directed onto the site. Floodlighting shall be designed and installed to preclude glare to adjoining and adjacent properties. Outdoor lighting shall be designed and installed with shielding such that the light source ~~cannot be seen~~ **is directed on-site, away** from adjacent properties.
25. **Main Campus:** The athletic field lights shall be turned off no later than 11:00 p.m. on contest nights, and no later than 9:00 p.m. on practice nights. **North Campus: The athletic facility lights shall be turned off no later than 9:00 p.m. on practice and contest nights, with an exception for overtime/extra inning play. Both Campuses:** On nights when the field is not in use, only low-level security lighting shall be allowed ~~permitted~~ **permitted**.

11. NOISE

Existing Condition 26 – To remain as written and apply to both campuses, with proposed new Conditions 26.g. and 26.h for North Campus:

26. Noise Mitigation.

- a. An outdoor public address system shall be utilized for emergency purposes, special announcements, and sporting events only. The use of the outdoor public address system shall not be used after 6:00 p.m., unless to notify students, staff, and visitors of emergency purposes, or during sporting events occurring after 6:00 p.m.
- b. The existing solid masonry walls at the adjoining property lines, where the school abuts a residence, shall be maintained at the site.
- c. Except where designated elsewhere in this determination (special events, marching band practice, etc.), amplified music or loud non-amplified music is not permitted outside.
- d. The gymnasium shall contain no operable windows. No doors shall be oriented to the adjacent residences, unless where required by law.
- e. Compressors and other equipment which may introduce noise impacts beyond any property line shall be enclosed or otherwise attenuated so as to be inaudible off-site.
- f. No exterior bells are permitted outside the hours of daytime classroom instruction detailed under Condition No. 6(a). No exterior bells are permitted on Saturdays or Sundays.
- g. Noise levels including, but not limited to, activities such as the use of outdoor public address system or speakers and announcements during sporting events, use of batting cages, and other activities will be subject to the local noise ordinance. All amplified noise must comply with LAMC Section 112.01, referenced below.

SEC. 112.01. RADIOS, TELEVISION SETS, AND SIMILAR DEVICES.
(Amended by Ord. No. 156,363, Eff. 3/29/82.)

- (a) It shall be unlawful for any person within any zone of the City to use or operate any radio, musical instrument, phonograph, television receiver, or other machine or device for the producing, reproducing or amplification of the human voice, music, or any other sound, in such a manner, as to disturb the peace, quiet, and comfort of neighbor occupants or any reasonable person residing or working in the area.
- (b) Any noise level caused by such use or operation which is audible to the human ear at a distance in excess of 150 feet from the property line of the noise source, within any residential zone of the City or within 500 feet thereof, shall be a violation of the provisions of this section.

- (c) Any noise level caused by such use or operation which exceeds the ambient noise level on the premises of any other occupied property, or if a condominium, apartment house, duplex, or attached business, within any adjoining unit, by more than five (5) decibels shall be a violation of the provisions of this section.

h. Batting cages on the North Campus shall incorporate noise baffling measures.

New Mitigation Measure for North Campus:

- Amplified sound systems for the Project's baseball field/bleachers and outdoor aquatics facility/bleachers shall be acoustically engineered with the following design and performance standards:
 - Amplified sound levels, as measured at the northern property line of the North Campus, shall not exceed 50 dBA.
 - Amplified sound systems shall not be operated outside the operational hours established for the North Campus facilities.
 - Speakers shall be directional and oriented away from the northern property line of the North Campus.
 - Non-Chaminade users of the facilities shall not be permitted to utilize amplified sound systems.

12. COMPLAINT LOG

Existing Condition 27 – To remain as written:

27. Complaint Log. The school shall maintain a complaint log associated with any concerns, written or verbal, expressed to the school by area residents, staff, students, or visitors regarding the operation of the school. The complaint log shall be made available to the Director of Planning in conjunction with the review of conditions set forth under Condition No. 28. The school administration shall make the complaint log available for review by any member of the public.

13. CONSTRUCTION ACTIVITIES

Existing Condition 35 to remain and apply to both campuses:

- 35. Posting of Construction Activities.** The adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for inquiring about the construction process and to register complaints.

IMPORTANT NOTE: *It should be noted that LA City Planning may adjust the above proposed language, as deemed necessary for consistency with department policies and procedures for condition language. In addition, it is expected that LA City Planning will further modify the language in other existing conditions of approval, and impose additional conditions of approval, for consistency with the current campus plan, the changes for the proposed campus plan, and the pending City Planning application.*

DAY OF HEARING SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

March 25, 2025

TO: City Planning Commission

FROM: Esther Ahn, City Planner

TECHNICAL CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2023-1254-VZC-HD-ZAD-ZAA; 7500 NORTH CHAMINADE AVENUE

The following technical corrections are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of March 27, 2025, related to Item No. 10 on the meeting agenda.

Planning Staff identified an error in the proposed zoning as part of the requested Zone Change and Height District Change. Due to an inclusion of a Development “D” Limitation, which can be found on Page D-1 of the staff recommendation report, the proposed zoning should include a “D” in the zone string. Therefore, the relevant recommended action on Page 2 shall be corrected as follows:

- 2) Recommend that the City Council Approve a Vesting Zone Change and Height District Change from the [Q]C1-1VL and P-1VL zones to the (T)(Q)C2-1D Zone on the new North Campus;

This correction shall also be applied throughout the Findings.

Additionally, Planning identified an error in Condition No. 11.d. of the staff recommendation report regarding the location of proposed light structures. As such, Condition No. 11.d. shall be corrected as follows:

11. Height of New Buildings and Structures.

- d. The light standards for the stadium/field lighting around the athletic field shall not exceed 90 feet. The eight (8) light standards will range in height from 70 to 90 feet, with the 70-foot standards located along the northern and eastern perimeter of the field, and the taller 80- and 90-foot standards positioned along the southern and ~~eastern~~ **western** perimeter of the field along Satcoy Street and adjacent to the western parking lot.

MAR 27 2025

CITY PLANNING DEPT.
AREA PLANNING COMMISSION



West Hills Neighborhood Council

FILE COPY

"It's our neighborhood.
Let's build a community."

March 19, 2025

OFFICERS

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President

Faye Barta, J.D.

Vice President

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Secretary

Carolyn Greenwood

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Controller

Esther Ahn, City Planner

Los Angeles City Planning

200 North Spring Street, Room 763

Los Angeles, California 90012

Re:

Case Numbers CPC-2023 -1254-VZC-HD-ZAD-ZAA

CPC-2009-1477-CU-ZV-ZAA-SPR-PA1 ENV-2023-1255-M ND

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23260 West Saticoy Street, 23217-23255 West Saticoy Street,

7619-7629 North Woodlake Avenue, West Hills, California 91304

Hearing Date:

March 27, 2025

Dear Ms. Ahn:

The West Hills Neighborhood Council ("WHNC") has worked closely with the applicant Chaminade, Council District 12, and the West Hills community for almost two years regarding the above-mentioned cases .

After extensive investigation of the proposal and with consideration for the expansion of Chaminade High School, the surrounding community and concerns from community residents, the WHNC Zoning & Planning committee did approve and does support the expansion with the following Conditions as agreed to by the applicant:

Dated & Approved August 22, 2024

Landscaping on the North Campus:

- To include trees as close to the northern property line as possible and to fully screen and infill where needed to provide coverage for the abutting residential homes.
- To include trees along the most easterly side of the site along Woodlake Avenue, to provide screening to the residential homes on Woodlake as well as use of the pool.

PAST PRESIDENTS

Daniel Brin

Stephen Lenske

Ed Youngblood

Charles "Chuck" Gremer

EXECUTIVE DIRECTOR

Michelle Ritchie



P.O. Box 4670, West Hills, CA 91308-4670 • mail@westhillsnc.org • www.westhillsnc.org



Esther Ahn, City Planner

March 19, 2025

Page 1

- To contact the homeowners of the northern abutting properties regarding an offer from Chaminade to provide trees on their properties for the purpose of screening.

Traffic Management Program:

- Subsequent to review of the Traffic Study, the WHNC requested a Traffic Management Program to be submitted with the expansion proposal.
- We request the traffic program includes a plan with the following: diagrams with drop-offs and pick-ups for vehicles and buses, locations and times for the pick-ups, drop-offs and which gates will be open and used at what times of the day and which gates will be used for students that drive.

Noise and Facility Use Issues:

- The WHNC requests that during construction and following the opening of the sports facility, Chaminade hold public meetings with the WHNC Zoning committee every six (6) months or as issues arise from the community.
- The Zoning Administrator/Decision Maker shall reserve the right to impose additional corrective Conditions if proven necessary for the protection of persons in the neighborhood or occupants of the adjacent properties.

Additionally, regarding noise abatement ; because studies consistently show that high noise levels can arise from aquatic facilities, batting cages and athletic fields, we respectfully submit that best practices be applied by City Planning, in order to protect the surrounding residential neighborhood. This is also a validation for Item 1) listed under Noise and Facility Use Issues: Additional Proposed Conditions, WHNC Zoning & Planning, dated and approved August 22, 2024 which are attached hereto for reference.

Should you have any questions please feel free to contact us.

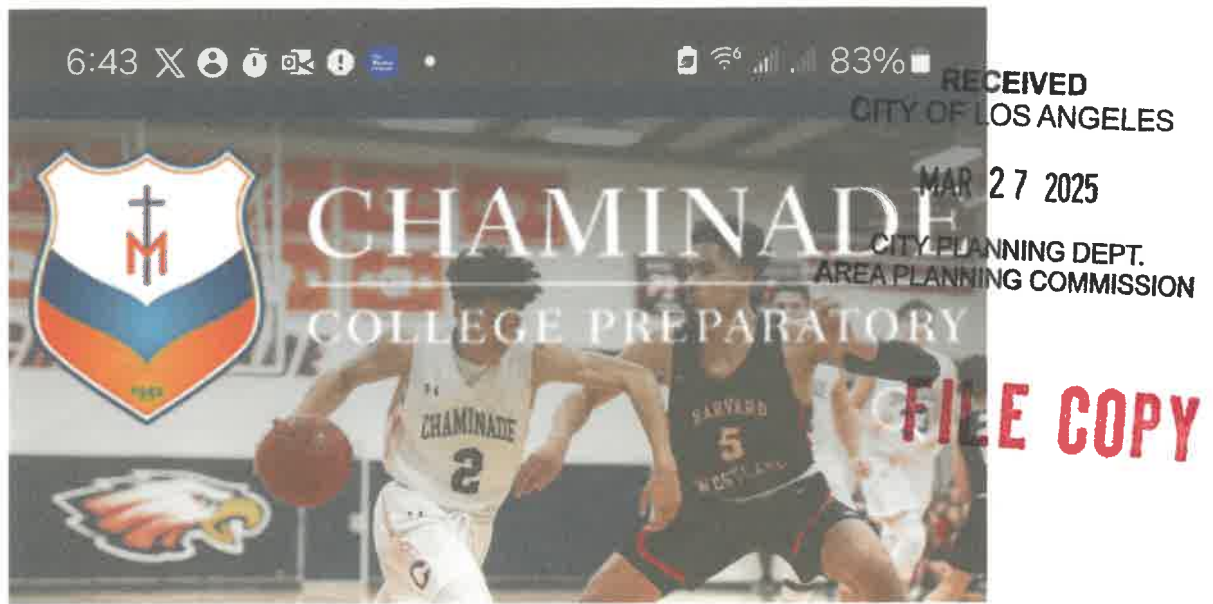
Respectfully submitted,

Bill Rose

Bill Rose, Co-Chair
Zoning & Planning Committee

Charlene Rothstein

Charlene Rothstein, Co-Chair
Zoning & Planning Committee



8, 9, 10

A vital component of education

Chaminade believes that athletics is a vital component to the holistic education of the student. Our program encompasses the areas of spiritual, social, emotional, intellectual, creative, and physical growth for the student- athlete, and emphasizes the principles of positive sporting behavior. Students learn teamwork, sacrifice, sportsmanship, responsibility and skill building. Our athletes and teams have earned accolades at the state and national levels.

#7

54-UNIT MIXED-USE MULTIFAMILY BLDG
19923 VENTURA BLVD
LOS ANGELES, CA 91364

1.1-EXISTING ZONING AND SITE INFORMATION

ZONING INFORMATION

1. PROJECT ADDRESS	19923 W VENTURA BLVD, LOS ANGELES, CA 91364
2. OWNER	19923 VENTURA, LLC
3. APN#	2164-001-015
4. TRACT	TR 13940
5. MAP REFERENCE	M 8 285-47/49
6. BLOCK	NONE
7. LOT	1
8. ARB(LOT CUT REF)	2
9. GENERAL LAND USE NEIGHBORHOOD OFFICE COMMERCIAL	
10. EXISTING	PARKING LOT
11. COMMUNITY PLAN AREA	CANOGA PARK / WINNETKA / WOODLAND HILLS / WEST HILLS
12. SPECIFIC PLAN	VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN
13. TOC DESIGNATION	NOT ELIGIBLE
14. ZONE	C1-1VLD
15. LOT AREA PER ZIMAS	(LOT AREA) 14,484.9 + (1/2 ALLEY) 1206.4 = 15691.3 SF
16. BASE DENSITY	PER LAMC (LOT AREA + 1/2 ALLEY) 15691.3/800 = 19.60 ROUNDED UP 20 UNITS PER AB 2345* (LOT AREA + 1/2 ALLEY) 15691.3/400 = 39.2 ROUNDED UP 40 UNITS * PER LAND USE DESIGNATION
17. BASE F.A.R.	1 : 1 (PER VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN)
18. HEIGHT LIMIT PER ZONING	30'-0" (PER VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN)
19. REQUIRED YARDS:	
FRONT YARD	BELOW 15': 1' - 5'; ABOVE 15': NO F.Y. SETBACK*
REAR YARD	GROUND FLOOR COMMERCIAL** ; NO R.Y. SETBACK; RESIDENTIAL 0' - 0"***
SIDE YARDS	GROUND FLOOR COMMERCIAL ; NO S.Y. SETBACK; RESIDENTIAL 9'-0" (5'-0" + 4'-0")***
	*VCBSP 7.A.3.a.2.B MAX.F.Y.20' FOR MIN OF 33% LENGTH OF FRONT LOT LINE BALANCE OF LOT FRONTAGE MAY HAVE MAX. F.Y.80', OR F.Y.=AVG ALL (E) STRUCTURES ON BLOCK, WHICHEVER IS LESS. **PER LAMC 12.22.A.18(c) & GEN. SUMMARY ZONING REGULATIONS ***PER LAMC 12.22.A.18(c)(3) ALLOWS MIN. 0' R.Y. SETBACK FOR RESIDENTIAL PORTION ****VCBSP 7.A.3.b.S.Y.10' MAY BE PERMITTED, EXCEPT AS ACCESSWAY, WHICH MAY INCL. MAX. 20' WIDE DRIVEWAY, MAX 4' WALKWAY & LANDSCAPE BUFFERS 18'-5" ON EITHER SIDE OF ACCESSWAY, MAY BE PROVIDED FOR VEHICULAR ACCESS TO PEDESTRIAN ACCESS TO BLDG, OR AS SPEC. IN SUBSECTION F (P) (G) BELOW, WHERE PROJECT CONTAINS RESIDENTIAL USES, IN WHICH CASE, LAMC SECTIONS 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09, 12.09.1, 12.09.5, 12.10, 12.11, & 12.12 SHALL APPLY
20. BUILDABLE AREA	11,662.2 SF
21. MAX BUILDING AREA	11,662.2 SF x 1 = 11,662.2 SF

1.2-PROPOSED PROJECT BUILDING INFORMATION

ADDITIONAL INFORMATION

34. BUILDING OCCUPANCY	R2 (MULTI-FAMILY), S-2 PARKING, A-2 COMMERCIAL RESTAURANT
35. CONSTRUCTION TYPE	7-STORIES TOTAL: 5 STORIES TYPE II-A RESIDENTIAL OVER; 1-STORY TYPE I-A AT GRADE, COMMERCIAL & PARKING OVER; 1-STORY TYPE I-A SUBTERRANEAN PARKING GARAGE
36. APPLICABLE CODES	2022 CBC W/ 2023 CITY OF LA AMENDMENTS
37. FIRE SPRINKLER	FULLY SPRINKLERED PER NFPA-13 THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV PRIOR TO INSTALLATION

THIS PROPERTY IS 100% PRIVATELY FUNDED.
THIS NOT A PUBLIC HOUSING.
THERE IS NO TAX CREDIT RECEIVED.

1.3-PROPOSED PROJECT ZONING INFORMATION

A. PROPOSED ON MENU ZONING INCENTIVE

22. AFFORDABLE HOUSING INCENTIVE	
DENSITY BONUS	
22.1 DENSITY PER LAND USE DESIGNATION	40 UNITS
DENSITY INCREASE 35%	40 UNITS x 1.35 = 54 UNITS

B. PROPOSED OFF MENU INCENTIVES

23. RELIEF FROM VENTURA/CAHUENGA BLVD SPECIFIC PLAN REQUIREMENTS	
23.1 HEIGHT INCREASE FROM 30' MAX (7E)(1)(f)(1)	ADD'L 5' - 5" FOR TOTAL 85'-5" (184.75% INCREASE)
23.2 F.A.R. INCREASE FROM 1:1 TO 4.01:1 (B)(3)	4.01:1 (301% INCREASE)

24. REDUCTION IN LAMC REQUIRED RESIDENTIAL PARKING FROM 89 SPACES TO 37 SPACES & 7 RESIDENTIAL COMPACT SPACES IN LIEU OF LAMC 89 SPACES	89 PARKING SPACES REDUCED TO 37 STANDARD SPACES & 7 COMPACT SPACES
---	--

C. WAIVERS

25. WAIVER OF DEVELOPMENT STANDARDS FROM VENTURA/CAHUENGA BLVD SPECIFIC PLAN	
25.1 WAIVER OF TRANSITIONAL HEIGHT VIA SP SEC 7E(1)(f) TO EXCEED 30' WITHOUT SETBACK	0 STEPBACK
25.2 WAIVER OF SPECIFIC PLAN LOT COVERAGE SEC. 7 B(2) LOT COVERAGE INCREASE FROM 60%(8,890.94SF) TO 88%(12,657.25F)	88% LOT COVERAGE
25.3 WAIVER TO ALLOW 7 RESIDENTIAL COMPACT SPACES	7 COMPACT SPACES

D. PROPOSED PROJECT ZONING FEATURES

26. PROJECT DESCRIPTION	NEW MIXED-USE RESIDENTIAL OVER 1228.0 SF OF COMMERCIAL; 54 UNIT 6-STORY BLDG WITH 1ST FLOOR PARKING AND 1228.0 SF COMMERCIAL OVER 1-LEVEL SUBTERRANEAN PARKING
27. PROPOSED HEIGHT	85' - 5" PROPOSED HEIGHT
28. PROPOSED UNITS	54 PROPOSED UNITS
29. PROPOSED F.A.R.	4.01:1 (46,708.8 / 11,662.2)
30. PROPOSED F.Y. SETBACK	BELOW 15': 1' - 5'; ABOVE 15': 0' - 0"
31. PROPOSED R.Y. SETBACK	GROUND FLOOR: NO R.Y. SETBACK; RESIDENTIAL 18' - 0"
32. PROPOSED S.Y. SETBACKS	GROUND FLOOR: NO S.Y. SETBACK; RESIDENTIAL 9' - 0"
33. PROPOSED VEHICLE PARKING	COMMERCIAL- 4 STANDARD SPACES; RESIDENTIAL- 37 STANDARD SPACES & 7 COMPACT SPACES
34. PROPOSED BICYCLE PARKING	COMMERCIAL- 5 SHORT-TERM & 4 LONG TERM RESIDENTIAL- 5 SHORT-TERM & 60 LONG TERM

E. AFFORDABLE UNIT ANALYSIS

33. VERY LOW INCOME	15%
40 x .15 =	6 UNITS VU REQUIRED

2-VEHICLE AND BICYCLE PARKING

VEHICLE PARKING:

1) RESIDENTIAL	REQUIRED UNIT	TOTAL
STUDIO	5	5
1-BDR	28	1.5
2-BDR	21	2
REQUIRED		89
TOTAL REQUIRED		89 SPACES

2) RETAIL/GENERAL COMMERCIAL 1/250 SF REQUIRED LAMC 12.21.A4: BIKE REDUCTION LAMC 12.21.A4 (UP TO 20%)	
1228 SF / 250 SF = 4.84 ROUNDED UP = 5 >> BIKE REDUCTION 5 x 20% = 1, 5 - 1 = 4 SPACES REQUIRED	

	COMMERCIAL	RESIDENTIAL	TOTAL
REQUIRED	4	89	93
PROVIDED (PROPOSED)	4	37	41

<u>EV PARKING (PER LAGBC 4.106.4.2 (2022)):</u>				
CAPABLE	COMMERCIAL	4 SPACES x .1 =	.4 ROUNDED UP =	1 SPACE REQUIRED
	RESIDENTIAL	37 SPACES x .1 =	3.7 ROUNDED UP =	<u>4 SPACES REQUIRED</u>
				5 SPACES TOTAL

READY	COMMERCIAL	4 SPACES x .25 = 1	
	RESIDENTIAL	37 SPACES x .25 = 9.25 ROUNDED UP = 10 SPACES REQUIRED	
			11 SPACES TOTAL

	EV CAPABLE	EV READY	EV TOTAL
REQUIRED	5	11	16
PROVIDED	5	11	16

ADA PARKING PROVIDED (PER P/BG 2020-084)	
RESIDENTIAL ADA: 37 SPACES x 2% = .74 SPACE, MIN. REQ'D 1 OF EA. ADA TYPE = 2 ADA	
RETAIL/GENERAL COMMERCIAL ADA: 2 x 2% = .1: MIN. REQ'D 1 OF EA. ADA TYPE = 2 ADA SPACES	

3-UNIT SF/OPEN SPACE REQ. SUMMARY

UNIT #	AREA (SF)	UNIT TYPE	BEDS	HAB. RMS	REQ COMMON OPEN SPACE
201	522.0 SF	1 BDR	1	2	100.0 SF
202	903.3 SF	2 BDR	2	3	125.0 SF
203	907.9 SF	2 BDR	2	3	125.0 SF
204	522.4 SF	STUDIO	1	2	100.0 SF
205	555.7 SF	1 BDR	1	2	100.0 SF
206	541.6 SF	1 BDR	1	2	100.0 SF
207	499.7 SF	1 BDR	1	2	100.0 SF
208	762.5 SF	2 BDR	2	3	125.0 SF
209	554.4 SF	1 BDR	1	2	100.0 SF
210	570.5 SF	1 BDR	1	2	100.0 SF
211	902.8 SF	2 BDR	2	3	125.0 SF
SECOND FLOOR: 11			15	26	1,200.0 SF

301	522.0 SF	1 BDR	1	2	100.0 SF
302	903.3 SF	2 BDR	2	3	125.0 SF
303	907.9 SF	2 BDR	2	3	125.0 SF
304	522.4 SF	STUDIO	1	2	100.0 SF
305	555.7 SF	1 BDR	1	2	100.0 SF
306	541.6 SF	1 BDR	1	2	100.0 SF
307	499.7 SF	1 BDR	1	2	100.0 SF
308	762.5 SF	2 BDR	2	3	125.0 SF
309	554.4 SF	1 BDR	1	2	100.0 SF
310	570.5 SF	1 BDR	1	2	100.0 SF
311	902.8 SF	2 BDR	2	3	125.0 SF
THIRD FLOOR: 11			15	26	1,200.0 SF

401	522.0 SF	1 BDR	1	2	100.0 SF
402	903.3 SF	2 BDR	2	3	125.0 SF
403	907.9 SF	2 BDR	2	3	125.0 SF
404	522.4 SF	STUDIO	1	2	100.0 SF
405	555.7 SF	1 BDR	1	2	100.0 SF
406	541.6 SF	1 BDR	1	2	100.0 SF
407	499.7 SF	1 BDR	1	2	100.0 SF
408	762.5 SF	2 BDR	2	3	125.0 SF
409	554.4 SF	1 BDR	1	2	100.0 SF
410	570.5 SF	1 BDR	1	2	100.0 SF
411	902.8 SF	2 BDR	2	3	125.0 SF
FOURTH FLOOR: 11			15	26	1,200.0 SF

501	522.0 SF	1 BDR	1	2	100.0 SF
502	903.3 SF	2 BDR	2	3	125.0 SF
503	907.9 SF	2 BDR	2	3	125.0 SF
504	522.4 SF	STUDIO	1	2	100.0 SF
505	555.7 SF	1 BDR	1	2	100.0 SF
506	541.6 SF	1 BDR	1	2	100.0 SF
507	499.7 SF	1 BDR	1	2	100.0 SF
508	762.5 SF	2 BDR	2	3	125.0 SF
509	554.4 SF	1 BDR	1	2	100.0 SF
510	570.5 SF	1 BDR	1	2	100.0 SF
511	902.8 SF	2 BDR	2	3	125.0 SF
FIFTH FLOOR: 11			15	26	1,200.0 SF

601	522.3 SF	1 BDR	1	2	100.0 SF
602	903.3 SF	2 BDR	2	3	125.0 SF
603	907.9 SF	2 BDR	2	3	125.0 SF
604	522.4 SF	STUDIO	1	2	100.0 SF
605	555.0 SF	1 BDR	1	2	100.0 SF
606	1,031.3 SF	2 BDR	2	3	125.0 SF
607	761.1 SF	2 BDR	2	3	125.0 SF
608	553.7 SF	1 BDR	1	2	100.0 SF
609	569.8 SF	1 BDR	1	2	100.0 SF
610	902.8 SF	2 BDR	2	3	125.0 SF
SIXTH FLOOR: 10			15	25	1,125.0 SF
TOTAL			75	129	5,925.0 SF

BICYCLE PARKING 12.21.A16(a)(2):

3) RETAIL/GENERAL COMMERCIAL:	
1/2000 SF SHORT-TERM, 1/2000 SF LONG-TERM, MINIMUM 2 EACH;	
1,249.5 SF = 2 SHORT & 2 LONG TERM + REPLACEMENT 1 CAR 1x4 = 4 SPACES	
SHORT-TERM=2+2=5 LONG-TERM=2+1=3 = 8 TOTAL	

RESIDENTIAL:	1-25: 1/10 UNITS = 2.5 SPACES
SHORT-TERM:	26-100: 1/15 UNITS = 54-25 = 29 UNITS/15 = 1.93
	2.5 + 1.93 = 4.43 ROUNDED DOWN = 4 SPACES
LONG-TERM:	1-25: 1/UNIT = 25 SPACES
	26-100: 1/1.5 UNITS = 54-25 = 29 UNITS/1.5 = 19.33
	25 + 19.33 = 44.33 ROUNDED DOWN 44 SPACES

	REQUIRED	LONG	TOTAL	PROVIDED	LONG	TOTAL
RESIDENTIAL	4	44	= 48	5	60	= 65
COMMERCIAL	5	3	= 8	5	4	= 9
TOTAL	9	47	= 56	10	64	= 74

4-OPEN SPACE PROVIDED

OPEN AREA TYPE	LEVEL	OPEN SPACE	TOTAL SF
COMMON	SECOND FLOOR	1,082.1 SF	
COMMON	ROOF LEVEL	3,843.9 SF	4,925.9 SF
PRIVATE	SECOND FLOOR	200.0 SF	
PRIVATE	THIRD FLOOR	200.0 SF	
PRIVATE	FOURTH FLOOR	200.0 SF	
PRIVATE	FIFTH FLOOR	200.0 SF	
PRIVATE	SIXTH FLOOR	200.0 SF	1,000.0 SF
TOTAL		5,926.0 SF	5,926.0 SF

PROVIDED 5926 SF > 5925.0 SF REQUIRED

5-FLR AREA-ZONING CODE SUMMARY

LEVEL	ZONING AREA (SF)
1ST FLOOR	2,051.7 SF
2ND FLOOR	8,932.2 SF
3RD FLOOR	8,932.2 SF
4TH FLOOR	8,932.2 SF
5TH FLOOR	8,932.4 SF
6TH FLOOR	8,928.2 SF
TOTAL ZONING CODE AREA	46,708.9 SF

SEE SHEET T-03 FOR ZONING SQUARE FOOTAGE DIAGRAM

Based on LAMC SEC. 12.03 DEFINITIONS: FLOOR AREA, (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

6-FLOOR AREA-BUILDING CODE

LEVEL	BUILDING AREA (SF)
BASEMENT	982.6 SF
1ST FLOOR	11,049.3 SF
2ND FLOOR	8,848.1 SF
3RD FLOOR	8,848.1 SF
4TH FLOOR	8,848.1 SF
5TH FLOOR	8,848.1 SF
6TH FLOOR	8,847.4 SF
TOTAL BUILDING CODE AREA	56,271.7 SF

SEE SHEET T-04 FOR BUILDING SQUARE FOOTAGE DIAGRAMS AND AREA SCHEDULES PER FLOOR

BASED ON LABC SEC 202 DEFINITIONS: FLOOR AREA, GROSS. THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES.

7-SHEET INDEX

ARCHITECTURAL

T00	COVER SHEET
T01	SURVEY
T02	PLOT PLAN, BUILDABLE AREA, LOW POINT OF GRADE & GRADE PLANE DIAGRAM
T02.1	LOT COVERAGE DIAGRAM
T03	ZONING SQUARE FOOTAGE DIAGRAMS
T04	BUILDING SQUARE FOOTAGE DIAGRAMS
T05	OPEN SPACE DIAGRAMS
T06	DERO BIKE SPECS
T07	EXTERIOR OPENINGS ANALYSIS - INTERIOR
T08	EXTERIOR OPENINGS ANALYSIS - INTERIOR
T12	GREEN BUILDING FORMS
T080	ACCESSIBILITY CORRECTIONS CHECKLIST
T081	ACCESSIBILITY CORRECTIONS CHECKLIST

A100

A100	SITE PLAN
A200	LOWER LEVEL PARKING PLAN
A201	FIRST FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	THIRD FLOOR PLAN
A204	FOURTH FLOOR PLAN
A205	FIFTH FLOOR PLAN
A206	SIXTH FLOOR PLAN
A207	ROOF PLAN

A300

A300	ELEVATIONS
A301	ELEVATIONS
A302	SECTIONS
A303	SECTIONS
A304	SECTIONS

A800

A800	SOUTH RENDERING
A801	EAST RENDERING
A802	NORTH RENDERING
A803	WEST RENDERING
A804	SOUTHEAST RENDERING

LANDSCAPE

L100	FIRST FLOOR LANDSCAPE PLAN
L101	SECOND FLOOR LANDSCAPE PLAN
L102	ROOF LANDSCAPE PLAN

RECEIVED
CITY OF LOS ANGELES

MAR 27 2025

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

FILE COPY

ARCHITECT:

Aaron Bruner & Assoc, Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronsbruner.com

STRUCTURAL:

CIVIL:

LANDSCAPE:

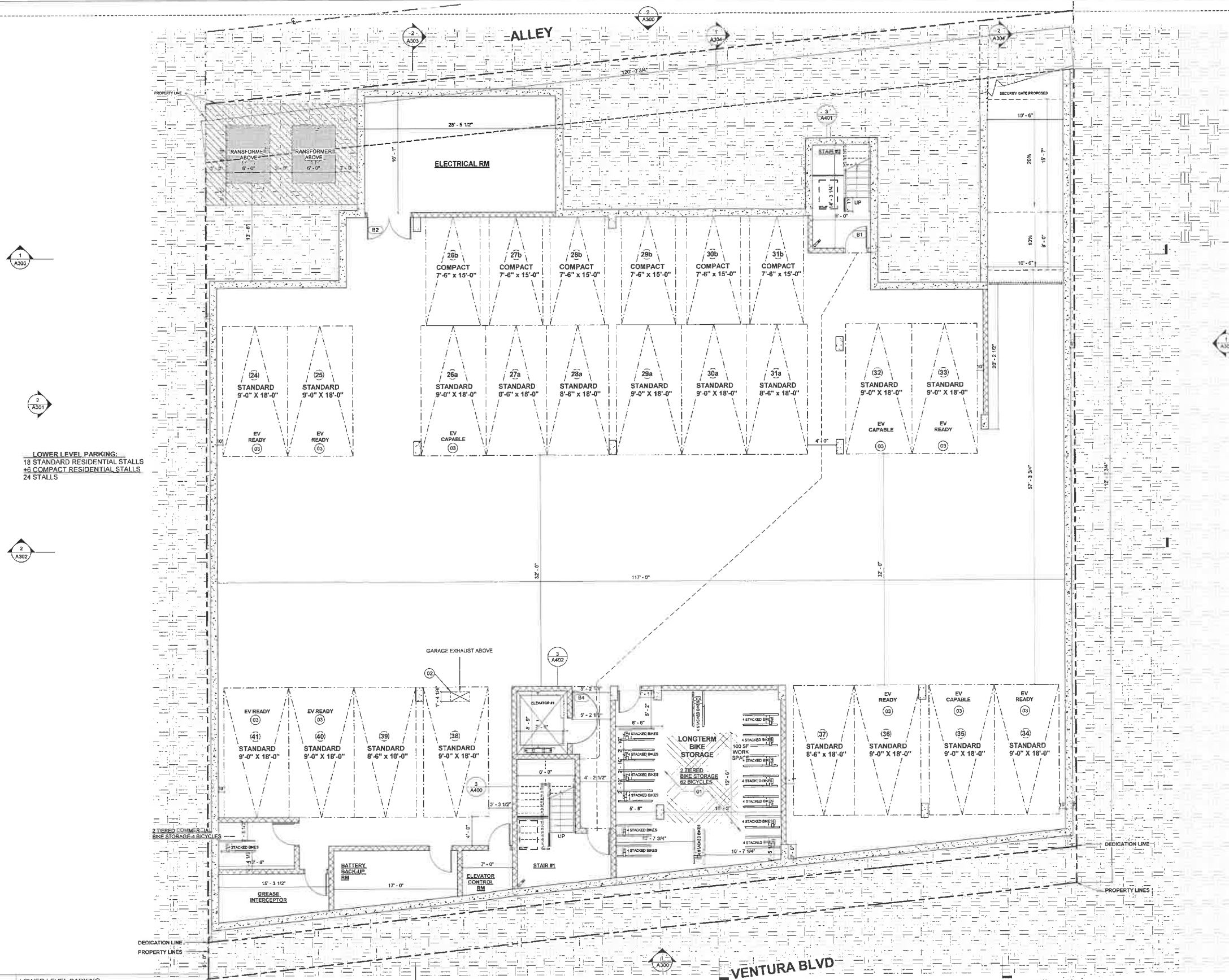
OWNER:

19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:

54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	03/29/2024	PZA SUBMITTAL #1
2	05/24/2024	PZA SUBMITTAL #2
3	09/24/2024	PZA SUBMITTAL #3
4	07/06/2024	PZA SUBMITTAL #4
5	03/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL



- KEYNOTES**
- 01 2-TIERED LONG TERM BIKE PARKING/STORAGE. EACH BIKE LOCKER HOUSES 4 BICYCLES.
 - 02 LOWER LEVEL GARAGE VENT ABOVE.
 - 03 MIN. 1-INCH (INSIDE DIAMETER) RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL, AND TERMINATE IN CLOSE PROXIMITY TO THE EVCS INTO A LISTED CABINET, BOX, OR ENCLOSURE. SEE SHEET NOTES #10 AND #11 FOR ADDITIONAL INFO.

LEGEND

SHEET NOTES

1 LOWER LEVEL PARKING
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
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aaron@aarontbrumer.com

STRUCTURAL:

CIVIL:

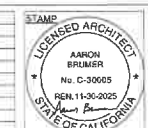
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

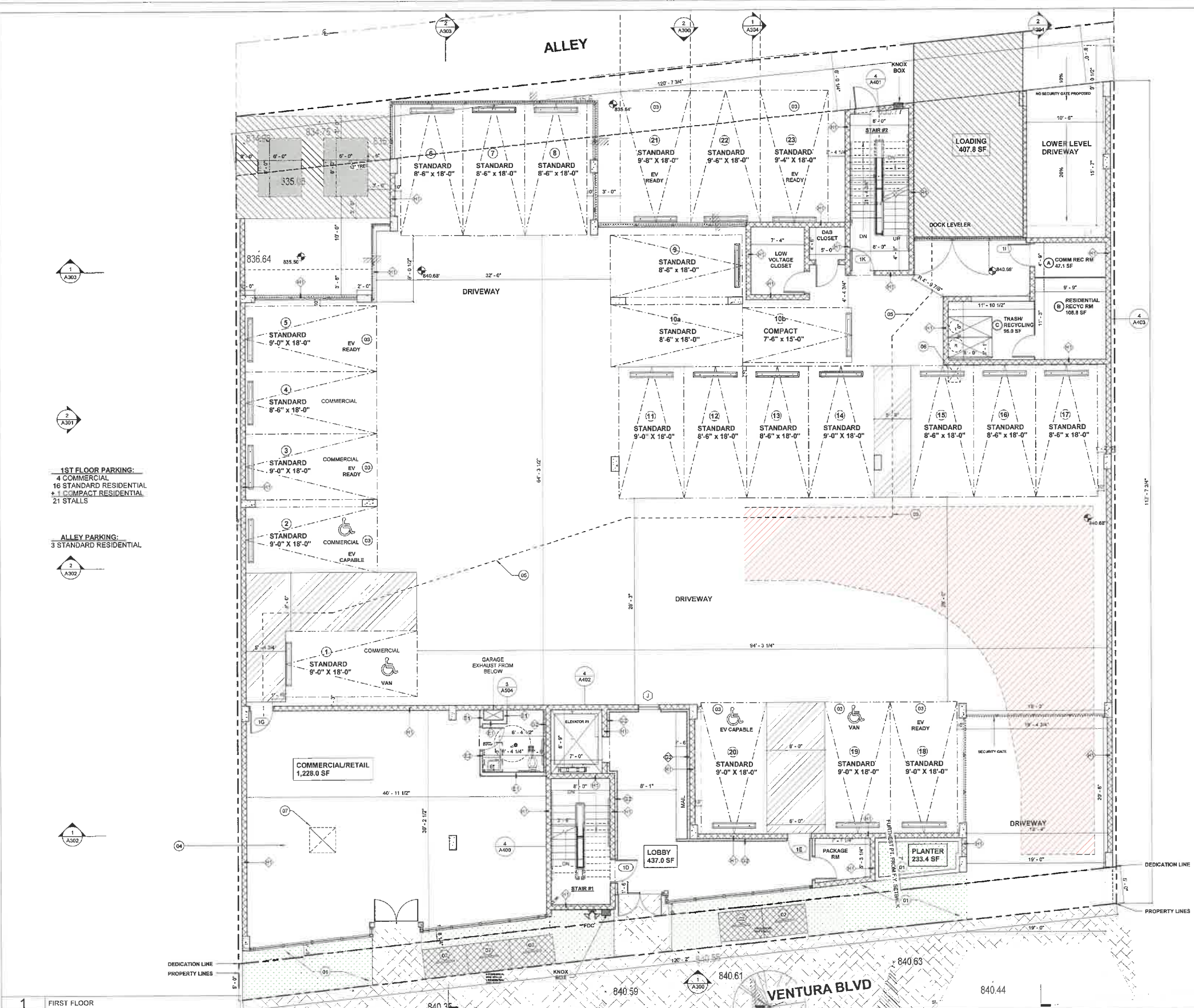
ISSUE	DATE	DESCRIPTION
1	03/29/2024	PZA SUBMITTAL #1
2	05/24/2024	PZA SUBMITTAL #2
3	06/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4
5	02/19/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
LOWER LEVEL PARKING
PLAN

A200
19923 VENTURA



KEYNOTES

- 01 LANDSCAPE SEE L100 FOR DETAILS
- 02 SINGLE SHORT-TERM BICYCLE PARKING SPACE, TYP; 2 TOTAL SHORT-TERM SPACES PROVIDED
- 03 MIN. 1-INCH (INSIDE DIAMETER) RACEWAY TO ACCOMMODATE A DEDICATED 208VOLT BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE EVCS INTO A LISTED CABINET, BOX, OR ENCLOSURE. SEE SHEET NOTES #10 AND #11 FOR ADDITIONAL INFO
- 04 FUTURE COMMERCIAL SIGN MUST COMPLY WITH SECTION 8 OF VENTURA-CAHUENGA BLVD CORRIDOR SPECIFIC PLAN
- 05 PATH FROM LOADING ZONE TO COMMERCIAL
- 06 1ST FLOOR GARAGE EXHAUST VENT ABOVE
- 07 COMMERCIAL EXHAUST VENT ABOVE

LEGEND

- CONCRETE WALL- SEE STRUCTURAL DRAWINGS
- 8" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2" X 6 WID STUD WALL- SEE STRUCTURAL DRAWINGS
- 2" X 4 METAL STUD FURRING WALL- SEE STRUCTURAL DRAWINGS
- 2" X 4 WID STUD WALL- SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION
- 2-HR RATED CONSTRUCTION
- "ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDITY/HUMIDITY CONTROLLER, MIN 50 CFM, DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL- SEE ELECTRICAL DRAWINGS
- SMART THERMOSTAT SEE T061 FOR SPECS
- AREA DRAIN IN FLOOR
- SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.H.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWS BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
- SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
- ALL DOORS TO BE FRAMED 9" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.H.
- ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
- SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.

1 FIRST FLOOR
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronbrumer.com

STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	03/29/2024	PZA SUBMITTAL #1
2	05/24/2024	PZA SUBMITTAL #2
3	06/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4
5	02/19/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

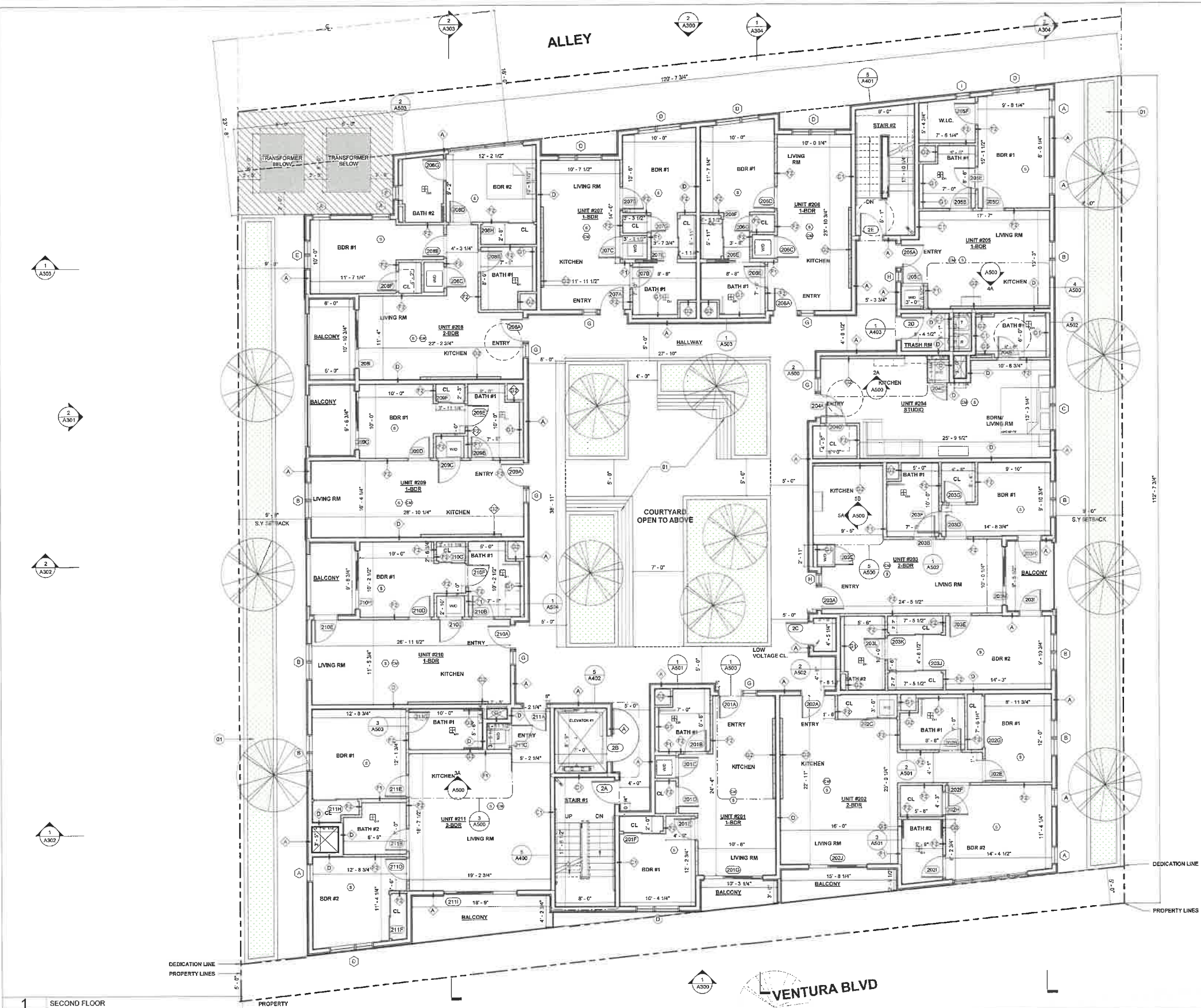
ISSUE	DATE	DESCRIPTION
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STAMP:
LICENSED ARCHITECT
AARON
BRUMER
No. C-30005
EXP. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
FIRST FLOOR PLAN

A201

19923 VENTURA



KEYNOTES

01 LANDSCAPE SEE L101 FOR DETAILS

LEGEND

SHEET NOTES

1 SECOND FLOOR
3/16" = 1'-0"

ARCHITECT:
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(310) 422-9234
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STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91384

ISSUE	DATE	DESCRIPTION
1	03/28/2024	PZA SUBMITTAL #1
2	05/24/2024	PZA SUBMITTAL #2
3	06/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4
5	07/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

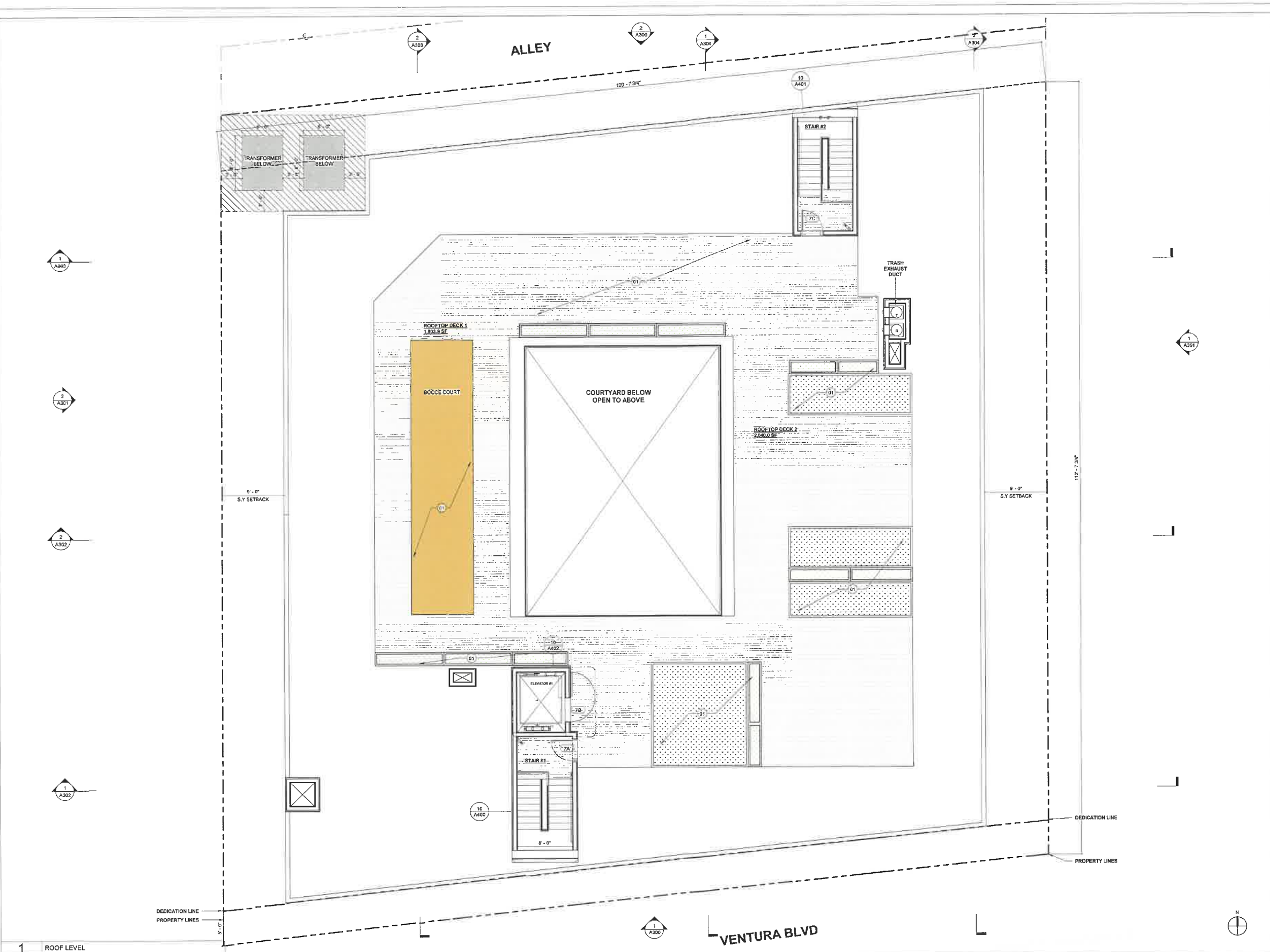
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STAMP
LICENSED ARCHITECT
AARON
BRUMER
No. C-26005
REN 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
SECOND FLOOR PLAN

A202

19923 VENTURA



KEYNOTES

01 LANDSCAPE SEE L102 FOR DETAILS

LEGEND

SHEET NOTES

1 ROOF LEVEL
3/16" = 1'-0"

ARCHITECT:
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STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
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4	07/09/2024	PZA SUBMITTAL #4
5	07/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION

STAMP
AARON
BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ROOF PLAN

A207

19923 VENTURA

- STU-1
SMOOTH HARD-TROWELED
STUCCO, STONE BLUE
ALBEDO APPROX: 70%
- MW-31
TRESPASS METEORUS NW51 WESTERN RED CEDAR
EXTERIOR WOOD-EFFECT WALL PANELS
- CON-1
CONCRETE FINISH
ALBEDO APPROX: 70%
- CON-2
CONCRETE FINISH
ALBEDO APPROX: 60%
- FAS-1
CHARCOAL METAL FASCIA
- WND-1
DARK BRONZE
ALUMINUM WINDOWS

* ALL BUILDING SIGNS MUST COMPLY WITH SECTION 3 OF
VENTURA-CAHUENGA BLVD CORRIDOR SPECIFIC PLAN



2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

ARCHITECT:
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STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
64-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

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4	01/29/2025	PZA SUBMITTAL #4
5	02/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL



DRAWING TITLE
ELEVATIONS

A300

19923 VENTURA

- STU-1
SMOOTH HARD-TROWELED
STUCCO: STONE BLUE
ALBEDO APPROX. 70%
- NW-31
TRESPA® METEON® NW31 WESTERN RED CEDAR
EXTERIOR WOOD-EFFECT WALL PANELS
- CON-1
CONCRETE FINISH
ALBEDO APPROX. 70%
- CON-2
CONCRETE FINISH
ALBEDO APPROX. 60%
- FAS-1
CHARCOAL METAL FASCIA
- WND-1
DARK BRONZE
ALUMINUM WINDOWS

* ALL BUILDING SIGNS MUST COMPLY WITH SECTION 8 OF
VENTURA-CAHUENGA BLVD CORRIDOR SPECIFIC PLAN



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

ARCHITECT:
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3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
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STRUCTURAL:

CIVIL:

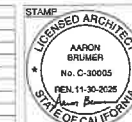
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91384

ISSUE	DATE	DESCRIPTION
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2	05/24/2024	PZA SUBMITTAL #2
3	06/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4
5	02/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



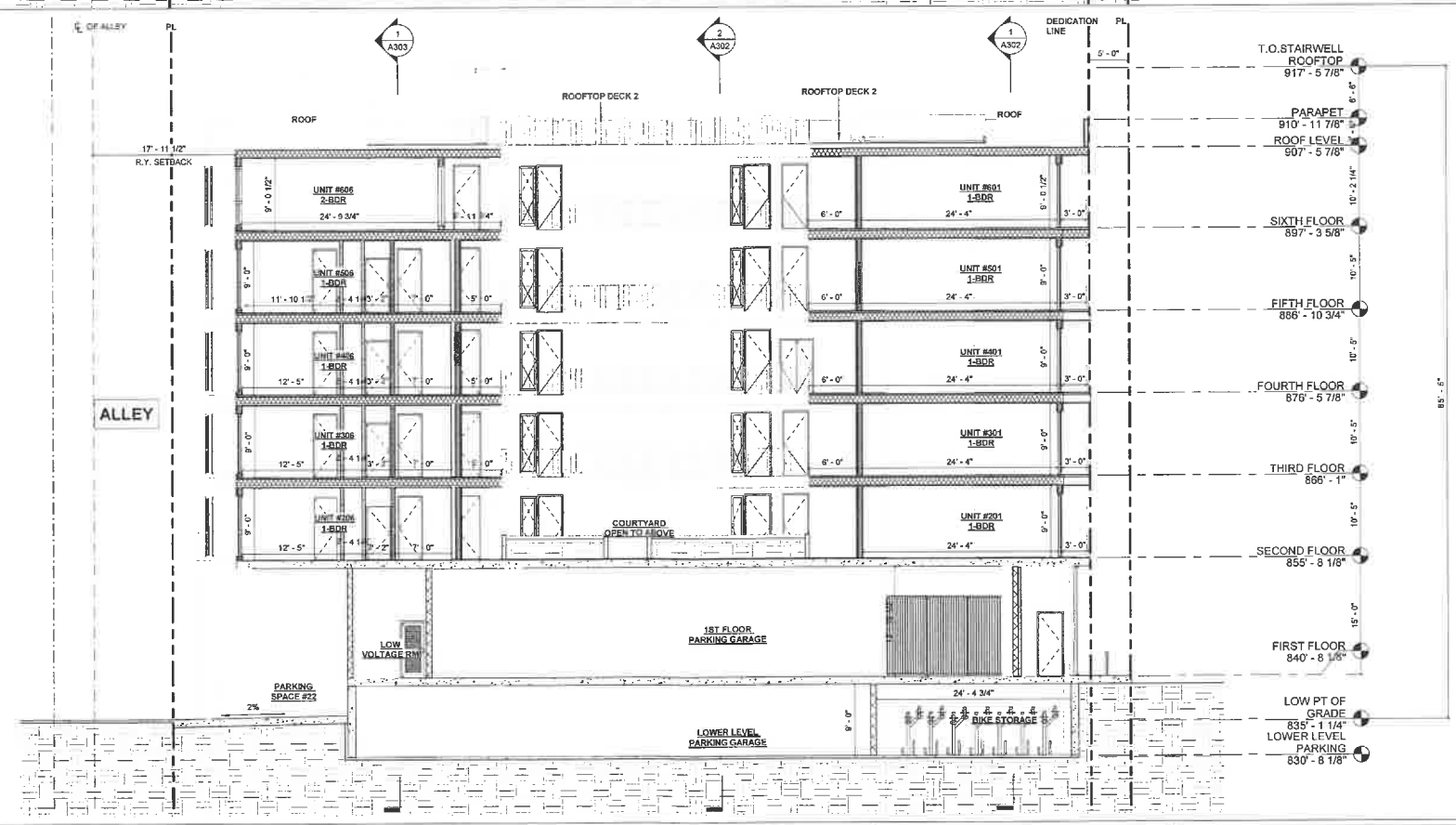
DRAWING TITLE
ELEVATIONS

A301

19923 VENTURA



2 SECTION 6
1/8" = 1'-0"



1 SECTION 5
1/8" = 1'-0"

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STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
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11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91384

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3	06/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4
5	09/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION

STAMP

LICENSED ARCHITECT

AARON BRUMER

No. C-39065

REN 11-30-2025

STATE OF CALIFORNIA

DRAWING TITLE

SECTIONS

A304

19923 VENTURA



ARCHITECT:
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STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
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11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	03/28/2024	PZA SUBMITTAL #1
2	05/24/2024	PZA SUBMITTAL #2
3	06/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4
5	02/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
SOUTH RENDERING

A800

19923 VENTURA



ARCHITECT:
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(310) 422-9234
aaron@aarbrumer.com

STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
64-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	03/29/2024	PZA SUBMITTAL #1
2	05/24/2024	PZA SUBMITTAL #2
3	06/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4
5	02/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
EAST RENDERING

A801

19923 VENTURA

JAN 11 2025



ARCHITECT:
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STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
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Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	03/26/2024	P2A SUBMITTAL #1
2	05/24/2024	P2A SUBMITTAL #2
3	06/24/2024	P2A SUBMITTAL #3
4	07/08/2024	P2A SUBMITTAL #4
5	03/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
NORTH RENDERING

A802

19923 VENTURA



ARCHITECT:
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Los Angeles, CA 90068
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aaron@aaronbrumer.com

STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
64-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
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3	05/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4
5	02/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
WEST RENDERING

A803

19923 VENTURA

10/20/2023 10:00 AM



ARCHITECT:
Aaron Brumer & Assoc, Architects
3330 Calhoun Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aarbrumer.com

STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	03/28/2024	PZA SUBMITTAL #1
2	05/24/2024	PZA SUBMITTAL #2
3	09/24/2024	PZA SUBMITTAL #3
4	01/09/2025	PZA SUBMITTAL #4
5	03/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
SOUTHEAST RENDERING

A804
19923 VENTURA

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	<i>Acer palmatum</i> 'Sango Kaku' / Coral Bark Japanese Maple	5	24" Box	M	multi-trunk
	<i>Olea europaea</i> 'Swan Hill' / Fruitless Olive	7	24" Box	L	
	Street trees per City of Los Angeles <i>Liiodendron tulipifera</i>	1	36" Box	n/a	Per Woodland Hills Streetscape Plan
SHRUBS					
	<i>Dodonaea viscosa</i> 'Purpurea' / Purple Hop Bush @ 36" o.c.	x	15g	L	
	<i>Echeveria</i> 'Afterglow' / Afterglow Echeveria @ 30" o.c.	x	5g	L	
	<i>Lavandula stoechas</i> 'Anouk' / Spanish Lavender @ 18" o.c. = x plants	x	1g	L	
	<i>Leptospermum scoparium</i> 'Apple Blossom' / Manuka @ 48" o.c.	x	5g	M	
	<i>Philodendron</i> 'Xanadu' / Xanadu philodendron @ 30" o.c.	x	5g	M	
	<i>Polystichum munitum</i> / Western swordfern @ 30" o.c.	x	5g	M	
GROUND COVER					
	<i>Heuchera</i> spp. 'Santa Ana Cardinal' / Coral bells x sf @ 18" o.c. = x plants	x	1g	M	
	<i>Liriodendron muscarini</i> 'Majestic' / Majestic Lilyturf x sf @ 18" o.c. = x plants	x	1g	M	
	<i>Lomandra longifolia</i> 'Roma13' / Platinum Beauty Lomandra x sf @ 24" o.c. = x plants	x	5g	L	
	<i>Sedum spurium</i> 'Voodoo' / Voodoo Stonecrop x sf @ 12" o.c.	x	flat	L	

TOTAL LOT AREA = APPROX. 14,454.9 SF

LANDSCAPE AREA OF PROJECT NOT INCLUDING PARKWAY = 2,432 SF

POTENTIAL LANDSCAPE AREA =
14,454.9 SF (TOTAL LOT) - 11,934 SF (BUILDING) = 2,520.9 SF

OUTDOOR COMMON OPEN SPACE PER LAMC 12.6.2:
COMMON OPEN SPACE AREA PER PROVIDED PER ARCHITECT'S DRAWING =
(2ND FL. COURT/YARD) 1,082.1 SF + (ROOF) 3,843.8 SF = 4,935.9 SF

REQUIRED LANDSCAPE AREA OF COMMON OPEN SPACE = 1,234 SF (5% OF OPEN SPACE)

PROVIDED LANDSCAPE AREA OF COMMON OPEN SPACE =
(2ND FL. COURT/YARD) 516 SF + (ROOF) 724 SF = 1,242 SF (101% OF REQUIRED)

PROPOSED IRRIGATION SYSTEM:
1ST FLOOR LANDSCAPE = DRIP
2ND FLOOR LANDSCAPE = DRIP
ROOF LANDSCAPE = DRIP

1ST FLOOR PLANT MATERIAL

PROJECT SQUARE FOOTAGE: APPROX 14,484.9 SF
REQUIRED POINTS: 15

36" BOX STREET TREES - 1 tree@3pt/tree
STRAIGHT LINE ACCESS TO BUILDING ENTRY
ON OR OFF-SITE RECYCLING ALL VEGETATIVE WASTE
USE OF LA CITY ORGANIC TOPGRO COMPOST
TOTAL POINTS



SCALE: 1/8" = 1'-0"

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple	5	24" Box	M	multi-trunk
	Olea europaea 'Swan Hill' / Fruitless Olive	7	24" Box	L	
	Street trees per City of Los Angeles	1	36" Box	n/a	
SHRUBS					
	Dodonaea viscosa 'Purpurea' / Purple Hop Bush @ 36" o.c.	x	15g	L	
	Echeveria 'Afterglow' / Afterglow Echeveria @ 30" o.c.	x	5g	L	
	Lavandula stoechas 'Anouk' / Spanish Lavender @ 18" o.c. = x plants	x	1g	L	
	Leptospermum scoparium 'Apple Blossom' / Manuka @ 48" o.c.	x	5g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 30" o.c.	x	5g	M	
	Polystichum munitum / Western swordfern @ 30" o.c.	x	5g	M	
GROUND COVER					
	Heuchera spp. 'Santa Ana Cardinal' / Coral bells x sf @ 18" o.c. = x plants	x	1g	M	
	Liriope muscari 'Majestic' / Majestic Lilyturf x sf @ 16" o.c. = x plants	x	1g	M	
	Lomandra longifolia 'Roma 13' / Platinum Beauty x sf @ 24" o.c. = x plants	x	5g	L	
	Sedum spurium 'Voodoo' / Voodoo Stonecrop x sf @ 12" o.c.	x	flat	L	

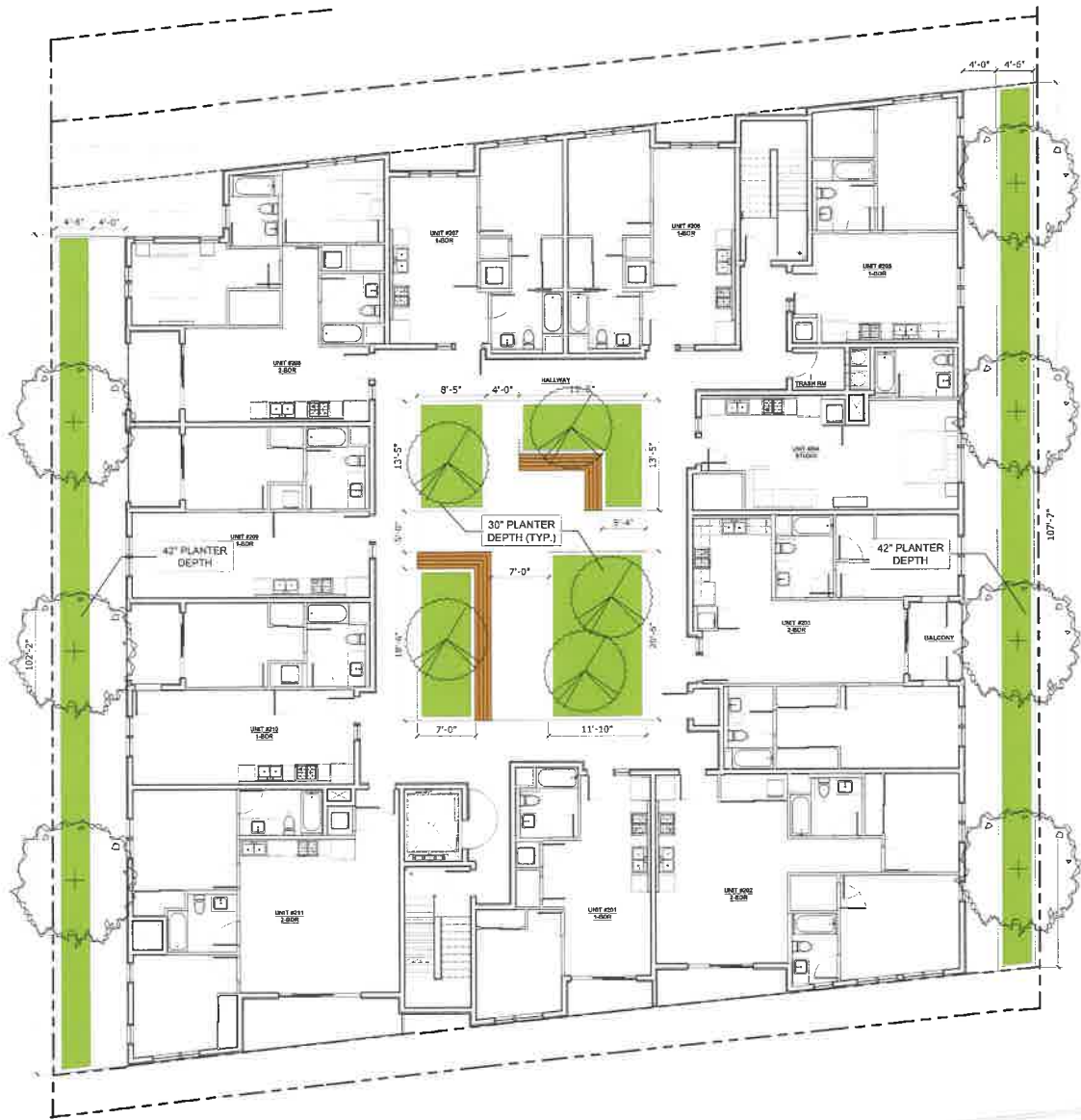
COURTYARD PLANT MATERIAL

TREE/SHRUBS

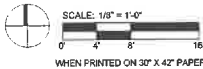
GROUND COVER

SIDEYARD PLANT MATERIAL

TREE/SHRUBS



2ND FLOOR LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR LANDSCAPE PLAN
1/8" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
10599 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:
Courtland Studio, LLC
13351-D Riverside Dr. #445
Sherman Oaks, CA 91423
(818) 788-9382

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
64-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	07/26/2024	PZA SUBMITTAL			

STAMP

DRAWING TITLE
SECOND FLOOR
LANDSCAPE PLAN

L101

19923 VENTURA

GREEN ROOF

Symbol	Botanical Name/Common Name	Quantity	Size	Remarks
	Green Living Roof mix to include: Achillea filipendulina / L Asclepias californica / L Carex divulsa / L Chondropetalum tectorum / L Festuca glauca / L Juncus patens / L Sedum nussbaumerianum / L Sedum spectabile 'Autumn Joy' / L	516 sf	6" deep trays	contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com
	Permaloc Edging	100 lf		



ROOF LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

1 ROOF LANDSCAPE PLAN
1/8" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
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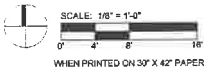
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STAMP

DRAWING TITLE
ROOF LANDSCAPE
PLAN

L102

19923 VENTURA





Mar 26, 2025

**City of Los Angeles
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 1770 – 1772 South Sawtelle Boulevard;
CPC-2024-6631-DB-WDI-VHCA**

To: cpc@lacity.org

Cc: Kyle Winston, City Planner, kyle.winston@lacity.org; City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 32-unit housing development project at 1770 – 1772 South Sawtelle Boulevard, which includes four units for very low income households and two units for moderate income households. These laws include the Housing Accountability Act (“HAA”), the Density Bonus Law (“DBL”), and California Environmental Quality Act (“CEQA”) guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subs. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible or reduce the project’s density unless, again, such written findings are made. (*Id.* at subd. (j).) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA’s protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above.

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to FAR, height, number of stories, rear yard setback, side yard setback, and full encroachment into the variable building line, unless it makes written findings as required by Government Code, section 65915, subdivision (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, or as required by Government Code, section 65915, subdivision (d)(1) that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id.* at subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Furthermore, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to section 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will bring new customers to local businesses; it will grow the City’s tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the

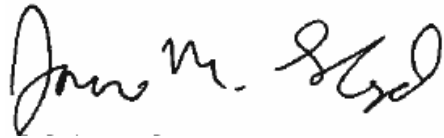
right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a long horizontal flourish extending to the right.

Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a long horizontal flourish extending to the right.

James M. Lloyd
CalHDF Director of Planning and Investigations



Mar 26, 2025

**City of Los Angeles
City Planning Commission
200 North Spring Street
Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 19923 West Ventura Boulevard;
CPC-2024-4893-DB-SPPC-HCA**

To: cpc@lacity.org

**Cc: Abraham Lamontagne, Planning Assistant, abraham.lamontagne@lacity.org;
City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office,
cityattty.help@lacity.org**

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 54-unit housing development project at 19923 West Ventura Boulevard, which includes six units for very low income households. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL"), and California Environmental Quality Act ("CEQA") guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible or reduce the project's density unless, again, such written findings are made. (*Id.* at subd. (j).) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA's protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above.

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CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to FAR, height, parking, lot coverage, height setback, and compact parking stall standards, unless it makes written findings as required by Government Code, section 65915, subdivision (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, or as required by Government Code, section 65915, subdivision (d)(1) that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id.* at subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

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As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will bring new customers to local businesses; it will grow the City’s tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the

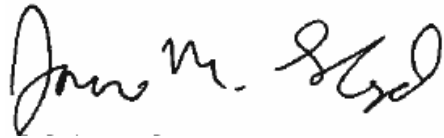
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Dylan Casey
CalHDF Executive Director

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James M. Lloyd
CalHDF Director of Planning and Investigations

54-UNIT MIXED-USE MULTIFAMILY BLDG
19923 VENTURA BLVD
LOS ANGELES, CA 91364

1.1-EXISTING ZONING AND SITE INFORMATION

ZONING INFORMATION	
1. PROJECT ADDRESS	19923 W VENTURA BLVD, LOS ANGELES, CA 91364
2. OWNER	19923 VENTURA, LLC
3. APN#	2164-001-015
4. TRACT	TR 13940
5. MAP REFERENCE	M B 285-47/49
6. BLOCK	NONE
7. LOT	1
8. ARB(LOT CUT REF)	2
9. GENERAL LAND USE	NEIGHBORHOOD OFFICE COMMERICAL
10.EXISTING	PARKING LOT
11.COMMUNITY PLAN AREA	CANOGA PARK / WINNETKA / WOODLAND HILLS / WEST HILLS
12.SPECIFIC PLAN	VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN
13.TOC DESIGNATION	NOT ELIGIBLE
14.ZONE	C1-1VLD
15.LOT AREA PER ZIMAS	(LOT AREA) 14,484.9 + (1/2 ALLEY) 1206.4 = 15691.3 SF
16.BASE DENSITY	PER LAMC (LOT AREA + 1/2 ALLEY) 15691.3/800 = 19.60 ROUNDED UP 20 UNITS PER AB 2345* (LOT AREA + 1/2 ALLEY) 15691.3/400 = 39.2 ROUNDED UP 40 UNITS * PER LAND USE DESIGNATION
17.BASE F.A.R.	1 : 1 (PER VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN)
18.HEIGHT LIMIT PER ZONING	30'-0" (PER VENTURA CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN)
19.REQUIRED YARDS:	
FRONT YARD	BELOW 15': 1' - 6"; ABOVE 15': NO F.Y. SETBACK*
REAR YARD	GROUND FLOOR COMMERCIAL**: NO R.Y. SETBACK; RESIDENTIAL 0' - 0"***
SIDE YARDS	GROUND FLOOR COMMERCIAL: NO S.Y. SETBACK; RESIDENTIAL 9'-0" (5'-0" + 4'-0")***
	*VCBSP 7.A.3.a.2 ii MAX.F.Y.20' FOR MIN OF 33% LENGTH OF FRONT LOT. LINE.BALANCE OF LOT FRONTAGE MAY HAVE MAX. F.Y.60', OR F.Y.=AVG ALL (E) STRUCTURES ON BLOCK, WHICHEVER IS LESS. **PER LAMC 12.22.A.18(c) & GEN. SUMMARY ZONING REGULATIONS ***PER LAMC 12.22.A.18(c)(3) ALLOWS MIN. 0' R.Y.SETBACK FOR RESIDENTIAL PORTION ***VCBSP 7.A.3.b S.Y. 10' MAY BE PERMITTED EXCEPT AS ACCESSWAY WHICH MAY INCL. MAX. 20' WIDE DRIVEWAY MAX 4' WALKWAY & LANDSCAPE BUFFERS 18"-5" ON EITHER SIDE OF ACCESSWAY. MAY BE PROVIDED FOR VEHICULAR ACCESS TO PEDESTRIAN ACCESS TO BLDG, OR AS SPEC. IN SUBSECTION F [PRK'G] BELOW, WHERE PROJECT CONTAINS RESIDENTIAL USES, IN WHICH CASE, LAMC SECTIONS 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.3, 12.08.5, 12.09, 12.09.1, 12.09.5, 12.10, 12.11, & 12.12 SHALL APPLY
20.BUILDABLE AREA	11,662.2 SF
21.MAX BUILDING AREA	11,662.2 SF x 1 = 11,662.2 SF

1.2-PROPOSED PROJECT BUILDING INFORMATION

ADDITIONAL INFORMATION	
34. BUILDING OCCUPANCY	R2 (MULTI-FAMILY), S-2 PARKING, A-2 COMMERCIAL RESTAURANT
35. CONSTRUCTION TYPE	7-STORIES TOTAL: 5 STORIES TYPE III-A RESIDENTIAL OVER; 1-STORY TYPE I-A AT GRADE, COMMERCIAL & PARKING OVER; 1-STORY TYPE I-A SUBTERRANEAN PARKING GARAGE
36. APPLICABLE CODES	2022 CBC W/ 2023 CITY OF LA AMENDMENTS
37. FIRE SPRINKLER	FULLY SPRINKLERED PER NFPA-13 THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV PRIOR TO INSTALLATION

THIS PROPERTY IS 100% PRIVATELY FUNDED.
THIS NOT A PUBLIC HOUSING.
THERE IS NO TAX CREDIT RECEIVED.

1.3-PROPOSED PROJECT ZONING INFORMATION

A. PROPOSED ON MENU ZONING INCENTIVE	
22 AFFORDABLE HOUSING INCENTIVE DENSITY BONUS 22.1 DENSITY PER LAND USE DESIGNATION DENSITY INCREASE 35% 40 UNITS x 1.35 = 54 UNITS	
B. PROPOSED OFF MENU INCENTIVES	
23 RELIEF FROM VENTURA/CAHUENGA BLVD SPECIFIC PLAN REQUIREMENTS 23.1 HEIGHT INCREASE FROM 30' MAX (7'1"(6)(1)) 23.2 F.A.R. INCREASE FROM 1:1 TO 4.01:1 [6B(3)] ADD'L 55' - 5" FOR TOTAL 85'-5" (184.75% INCREASE) 4.01:1 (301% INCREASE)	
24.REDUCTION IN LAMC REQUIRED RESIDENTIAL PARKING FROM 89 SPACES TO 37 SPACES & 7 RESIDENTIAL COMPACT SPACES IN LIEU OF LAMC 89 SPACES	89 PARKING SPACES REDUCED TO 37 STANDARD SPACES & 7 COMPACT SPACES
C. WAIVERS	
25. WAIVER OF DEVELOPMENT STANDARDS FROM VENTURA/CAHUENGA BLVD SPECIFIC PLAN 25.1 WAIVER OF TRANSITIONAL HEIGHT VIA SF SEC 7(E)(1)(F) TO EXCEED 30' WITHOUT SETBACK 25.2 WAIVER OF SPECIFIC PLAN LOT COVERAGE SEC.7 B(2) LOT COVERAGE INCREASE FROM 60%(8,690.94SF) TO 88%(12,657.2SF) 25.3 WAIVER TO ALLOW 7 RESIDENTIAL COMPACT SPACES	0 STEPBACK 88% LOT COVERAGE 7 COMPACT SPACES
D. PROPOSED PROJECT ZONING FEATURES	
26. PROJECT DESCRIPTION	NEW MIXED-USE RESIDENTIAL OVER 1228.0 SF OF COMMERCIAL; 54 UNIT 6-STORY BLDG WITH 1ST FLOOR PARKING AND 1228.0 SF COMMERCIAL OVER 1-LEVEL SUBTERRANEAN PARKING
27. PROPOSED HEIGHT	85' - 5" PROPOSED HEIGHT
28. PROPOSED UNITS	54 PROPOSED UNITS
29. PROPOSED F.A.R.	4.01:1 (46,708.8 / 11,662.2)
30. PROPOSED F.Y. SETBACK	BELOW 15': 1' - 6"; ABOVE 15': 0' - 0"
31. PROPOSED R.Y. SETBACK	GROUND FLOOR: NO R.Y. SETBACK; RESIDENTIAL 18' - 0"
32. PROPOSED S.Y. SETBACKS	GROUND FLOOR: NO S.Y. SETBACK; RESIDENTIAL 9' - 0"
33. PROPOSED VEHICLE PARKING	COMMERCIAL- 4 STANDARD SPACES; RESIDENTIAL- 37 STANDARD SPACES & 7 COMPACT SPACES
34. PROPOSED BICYCLE PARKING	COMMERCIAL- 5 SHORT-TERM & 4 LONG TERM RESIDENTIAL- 5 SHORT-TERM & 60 LONG TERM
E. AFFORDABLE UNIT ANALYSIS	
33. VERY LOW INCOME	15%
40 x .15 =	6 UNITS VLI REQUIRED

2-VEHICLE AND BICYCLE PARKING

VEHICLE PARKING:

1)	RESIDENTIAL	REQ'D/UNIT	TOTAL
STUDIO	5	1	5
1-BDR	28	1.5	42
2-BDR	21	2	42
REQUIRED			89
TOTAL REQUIRED			89 SPACES
2)	RETAIL/GENERAL COMMERCIAL 1/250 SF REQUIRED LAMC12.21.A4: BIKE REDUCTION LAMC12.21.A4 (UP TO 20%)		
1228 SF / 250 SF = 4.84 ROUNDED UP=5 >> BIKE REDUCTION 5 x 20% = 1, 5 - 1 = 4 SPACES REQUIRED			
	COMMERCIAL	RESIDENTIAL	TOTAL
REQUIRED	4	89	93
PROVIDED (PROPOSED)	4	37	41
EV PARKING (PER LAGBC 4.106.4.2 (2022)):			
CAPABLE	COMMERCIAL 4 SPACES x .1 =	.4 ROUNDED UP =	1 SPACE REQUIRED
	RESIDENTIAL 37 SPACES x .1 =	3.7 ROUNDED UP =	4 SPACES REQUIRED 5 SPACES TOTAL
READY	COMMERCIAL 4 SPACES x .25 =	1	1 SPACES REQUIRED
	RESIDENTIAL 37 SPACES x .25 =	9.25 ROUNDED UP =	10 SPACES REQUIRED 11 SPACES TOTAL
	EV CAPABLE	EV READY	EV TOTAL
REQUIRED	5	11	16
PROVIDED	5	11	16

ADA PARKING PROVIDED (PER P/BC 2020-084):

RESIDENTIAL ADA: 37 SPACES x 2% = .74 SPACE, MIN.REQ'D 1 OF EA. ADA TYPE = 2 ADA
RETAIL/GENERAL COMMERCIAL ADA: 2 x 2% = .1: MIN.REQ'D 1 OF EA. ADA TYPE = **2 ADA SPACES**)

3-UNIT SF/OPEN SPACE REQ. SUMMARY

UNIT #	AREA (SF)	UNIT TYPE	BEDS	HAB. RMS	REQ COMMON OPEN SPACE
201	522.0 SF	1 BDR	1	2	100.0 SF
202	903.3 SF	2 BDR	2	3	125.0 SF
203	907.9 SF	2 BDR	2	3	125.0 SF
204	522.4 SF	STUDIO	1	2	100.0 SF
205	555.7 SF	1 BDR	1	2	100.0 SF
206	541.6 SF	1 BDR	1	2	100.0 SF
207	499.7 SF	1 BDR	1	2	100.0 SF
208	762.5 SF	2 BDR	2	3	125.0 SF
209	554.4 SF	1 BDR	1	2	100.0 SF
210	570.5 SF	1 BDR	1	2	100.0 SF
211	902.8 SF	2 BDR	2	3	125.0 SF
SECOND FLOOR: 11			15	26	1,200.0 SF
301	522.0 SF	1 BDR	1	2	100.0 SF
302	903.3 SF	2 BDR	2	3	125.0 SF
303	907.9 SF	2 BDR	2	3	125.0 SF
304	522.4 SF	STUDIO	1	2	100.0 SF
305	555.7 SF	1 BDR	1	2	100.0 SF
306	541.6 SF	1 BDR	1	2	100.0 SF
307	499.7 SF	1 BDR	1	2	100.0 SF
308	762.5 SF	2 BDR	2	3	125.0 SF
309	554.4 SF	1 BDR	1	2	100.0 SF
310	570.5 SF	1 BDR	1	2	100.0 SF
311	902.8 SF	2 BDR	2	3	125.0 SF
THIRD FLOOR: 11			15	26	1,200.0 SF
401	522.0 SF	1 BDR	1	2	100.0 SF
402	903.3 SF	2 BDR	2	3	125.0 SF
403	907.9 SF	2 BDR	2	3	125.0 SF
404	522.4 SF	STUDIO	1	2	100.0 SF
405	555.7 SF	1 BDR	1	2	100.0 SF
406	541.6 SF	1 BDR	1	2	100.0 SF
407	499.7 SF	1 BDR	1	2	100.0 SF
408	762.5 SF	2 BDR	2	3	125.0 SF
409	554.4 SF	1 BDR	1	2	100.0 SF
410	570.5 SF	1 BDR	1	2	100.0 SF
411	902.8 SF	2 BDR	2	3	125.0 SF
FOURTH FLOOR: 11			15	26	1,200.0 SF
501	522.0 SF	1 BDR	1	2	100.0 SF
502	903.3 SF	2 BDR	2	3	125.0 SF
503	907.9 SF	2 BDR	2	3	125.0 SF
504	522.4 SF	STUDIO	1	2	100.0 SF
505	555.7 SF	1 BDR	1	2	100.0 SF
506	541.6 SF	1 BDR	1	2	100.0 SF
507	499.7 SF	1 BDR	1	2	100.0 SF
508	762.5 SF	2 BDR	2	3	125.0 SF
509	554.4 SF	1 BDR	1	2	100.0 SF
510	570.5 SF	1 BDR	1	2	100.0 SF
511	902.8 SF	2 BDR	2	3	125.0 SF
FIFTH FLOOR: 11			15	26	1,200.0 SF
601	522.3 SF	1 BDR	1	2	100.0 SF
602	903.3 SF	2 BDR	2	3	125.0 SF
603	907.9 SF	2 BDR	2	3	125.0 SF
604	522.4 SF	STUDIO	1	2	100.0 SF
605	555.0 SF	1 BDR	1	2	100.0 SF
606	1,031.3 SF	2 BDR	2	3	125.0 SF
607	761.1 SF	2 BDR	2	3	125.0 SF
608	553.7 SF	1 BDR	1	2	100.0 SF
609	569.8 SF	1 BDR	1	2	100.0 SF
610	902.8 SF	2 BDR	2	3	125.0 SF
SIXTH FLOOR: 10			15	25	1,125.0 SF
TOTAL			75	129	5,925.0 SF

BICYCLE PARKING 12.21.A16(a)(2):

3) RETAIL/GENERAL COMMERCIAL:
1/2000 SF SHORT-TERM, 1/2000 SF LONG-TERM, MINIMUM 2 EACH:
1,249.5 SF = **2 SHORT & 2 LONG TERM** + **REPLACEMENT 1 CAR** 1x4= **4 SPACES**

SHORT-TERM=2+3=5 LONG-TERM=2+1=3 = **8 TOTAL**

RESIDENTIAL:
SHORT-TERM: 1-25: 1/10 UNITS = 2.5 SPACES
26-100: 1/15 UNITS = 54-25 = 29 UNITS/15 = 1.93
2.5 + 1.93 = 4.43 ROUNDED DOWN = 4 SPACES = **4 SPACES**
LONG-TERM: 1-25: 1/UNIT = 25 SPACES
26-100: 1/1.5 UNITS = 54-25 = 29 UNITS/1.5 = 19.33
25 + 19.33 = 44.33 ROUNDED DOWN **44 SPACES**

REQUIRED			PROVIDED		
SHORT	LONG	TOTAL	SHORT	LONG	TOTAL
RESIDENTIAL 4	44	= 48	5	60	= 65
COMMERCIAL 5	3	= 8	5	4	= 9
TOTAL 9	47	= 56	10	64	= 74

4-OPEN SPACE PROVIDED

OPEN AREA TYPE	LEVEL	OPEN SPACE	TOTAL SF
COMMON	SECOND FLOOR	1,082.1 SF	
COMMON	ROOF LEVEL	3,843.9 SF	4,925.9 SF
PRIVATE	SECOND FLOOR	200.0 SF	
PRIVATE	THIRD FLOOR	200.0 SF	
PRIVATE	FOURTH FLOOR	200.0 SF	
PRIVATE	FIFTH FLOOR	200.0 SF	
PRIVATE	SIXTH FLOOR	200.0 SF	1,000.0 SF
TOTAL		5,926.0 SF	5,926.0SF

PROVIDED 5926 SF > 5925.0 SF REQUIRED

5-FLR AREA-ZONING CODE SUMMARY

LEVEL	ZONING AREA (SF)
1ST FLOOR	2,051.7 SF
2ND FLOOR	8,932.2 SF
3RD FLOOR	8,932.2 SF
4TH FLOOR	8,932.2 SF
5TH FLOOR	8,932.4 SF
6TH FLOOR	8,928.2 SF
TOTAL ZONING CODE AREA	46,708.8 SF

SEE SHEET T-03 FOR ZONING SQUARE FOOTAGE DIAGRAM

Based on LAMC SEC. 12.03 DEFINITIONS: FLOOR AREA. (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

6-FLOOR AREA-BUILDING CODE

LEVEL	BUILDING AREA (SF)
BASEMENT	982.6 SF
1ST FLOOR	11,049.3 SF
2ND FLOOR	8,848.1 SF
3RD FLOOR	8,848.1 SF
4TH FLOOR	8,848.1 SF
5TH FLOOR	8,848.1 SF
6TH FLOOR	8,847.4 SF
TOTAL BUILDING CODE AREA	56,271.7 SF

SEE SHEET T-04 FOR BUILDING SQUARE FOOTAGE DIAGRAMS AND AREA SCHEDULES PER FLOOR

BASED ON LABC SEC 202 DEFINITIONS: FLOOR AREA, GROSS, THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES.

ARCHITECT:
Aaron Brumer & Assoc, Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronbrumer.com

STRUCTURAL:

CIVIL:

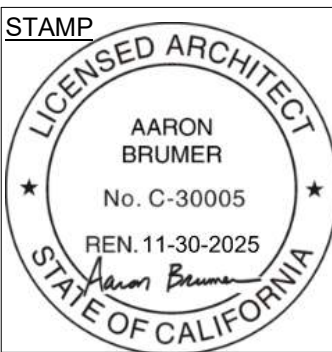
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	03/29/2024	PZA SUBMITTAL #1
2	05/24/2024	PZA SUBMITTAL #2
3	06/24/2024	PZA SUBMITTAL #3
4	07/09/2024	PZA SUBMITTAL #4
5	02/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

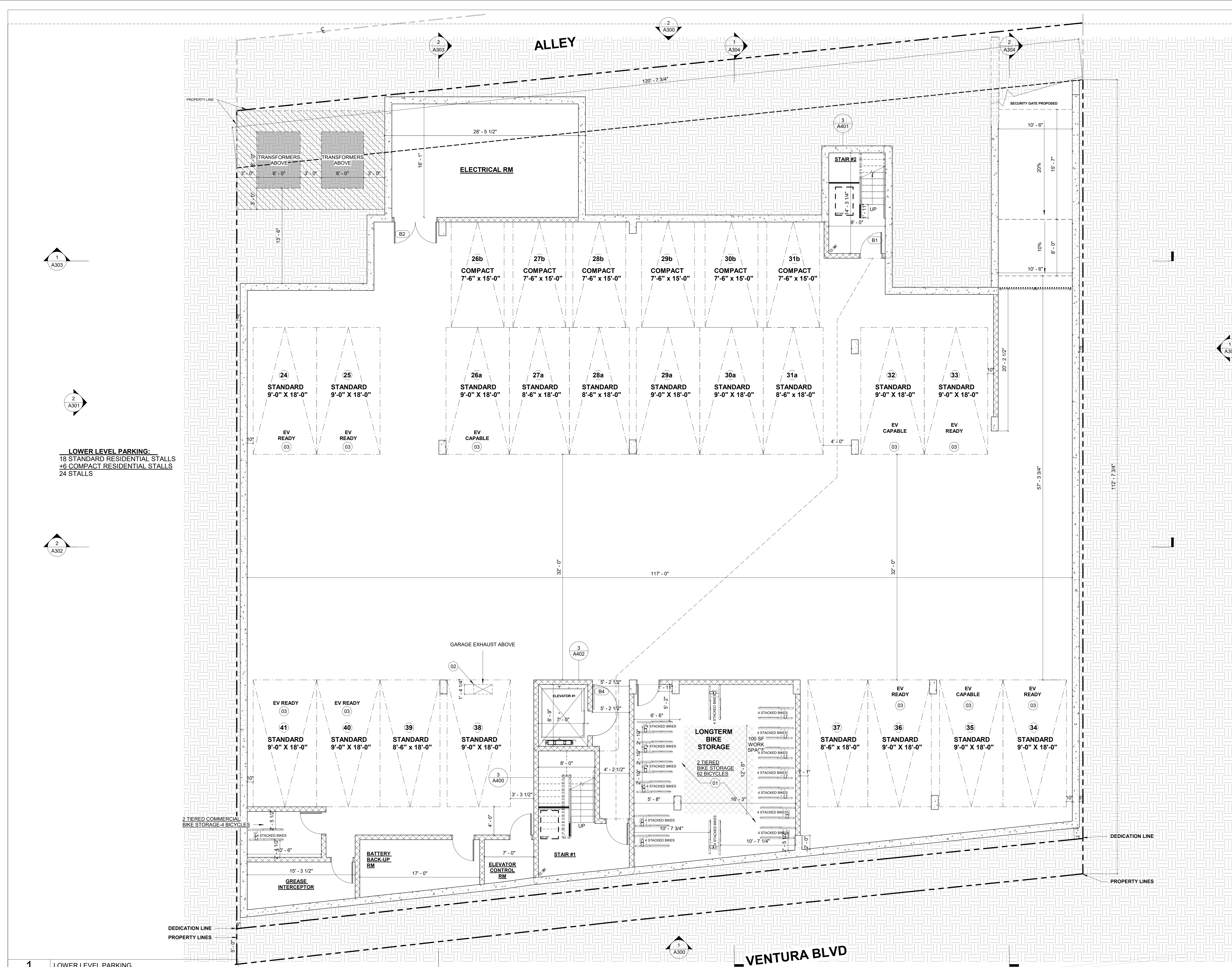
ISSUE	DATE	DESCRIPTION



DRAWING TITLE
COVER SHEET

T00.0

19923 VENTURA



KEYNOTES

- 01 2-TIERED LONG TERM BIKE PARKING/STORAGE. EACH BIKE LOCKER HOUSES 4 BICYCLES
- 02 LOWER LEVEL GARAGE VENT ABOVE
- 03 MIN. 1-INCH (INSIDE DIAMETER) RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE EVCS INTO A LISTED CABINET, BOX, OR ENCLOSURE SEE SHEET NOTES #10 AND #11 FOR ADDITIONAL INFO

LEGEND

SHEET NOTES

1 LOWER LEVEL PARKING
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aarobrumer.com

STRUCTURAL:

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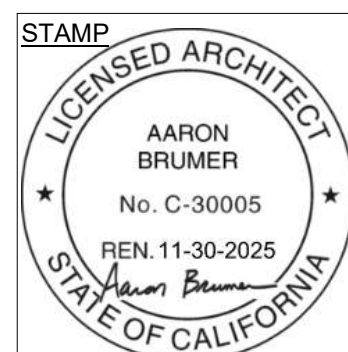
LANDSCAPE:

OWNER:
19923 Ventura, LLC
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Los Angeles, CA 90025

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6	03/27/2025	CITY PLANNING SUBMITTAL

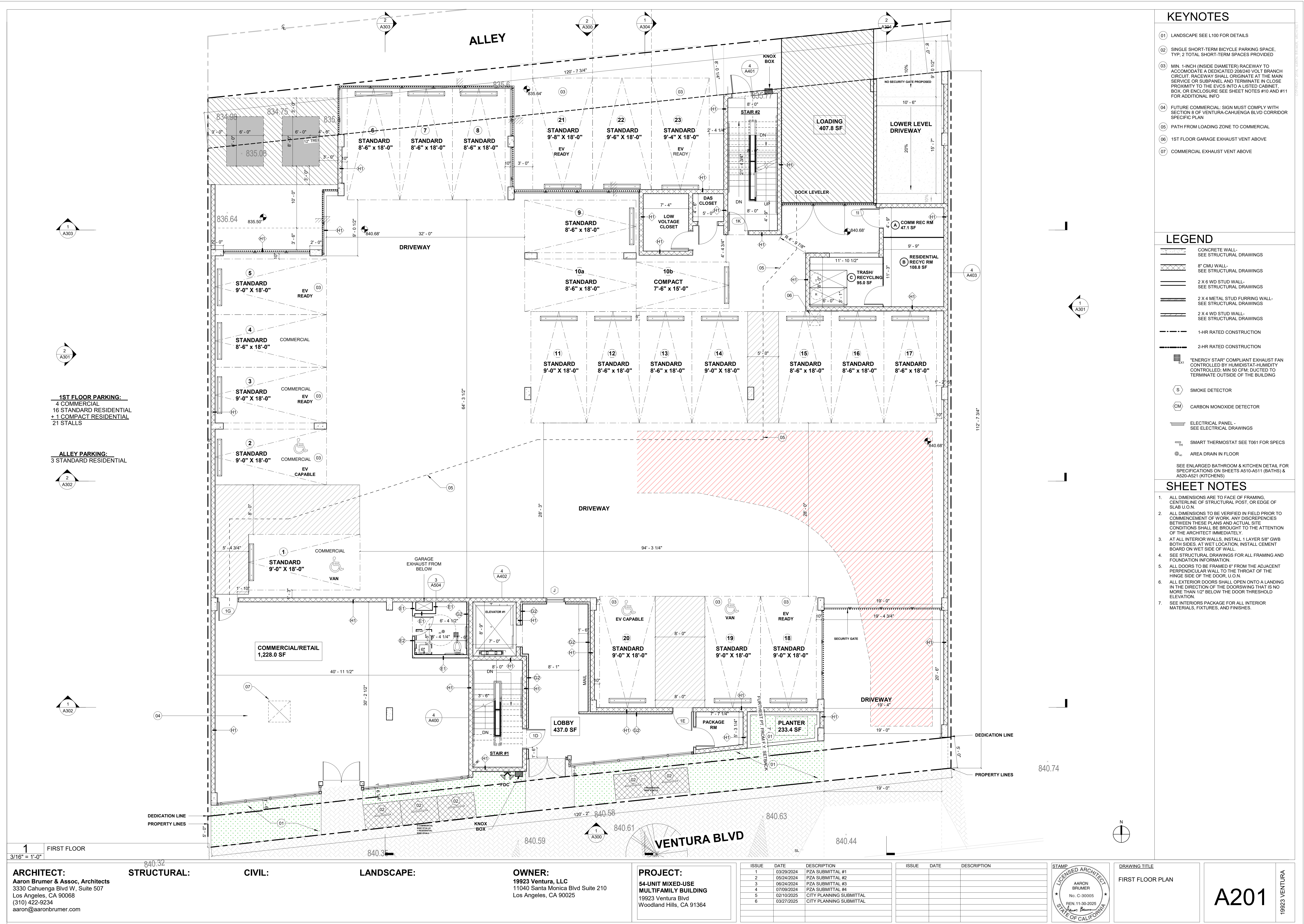
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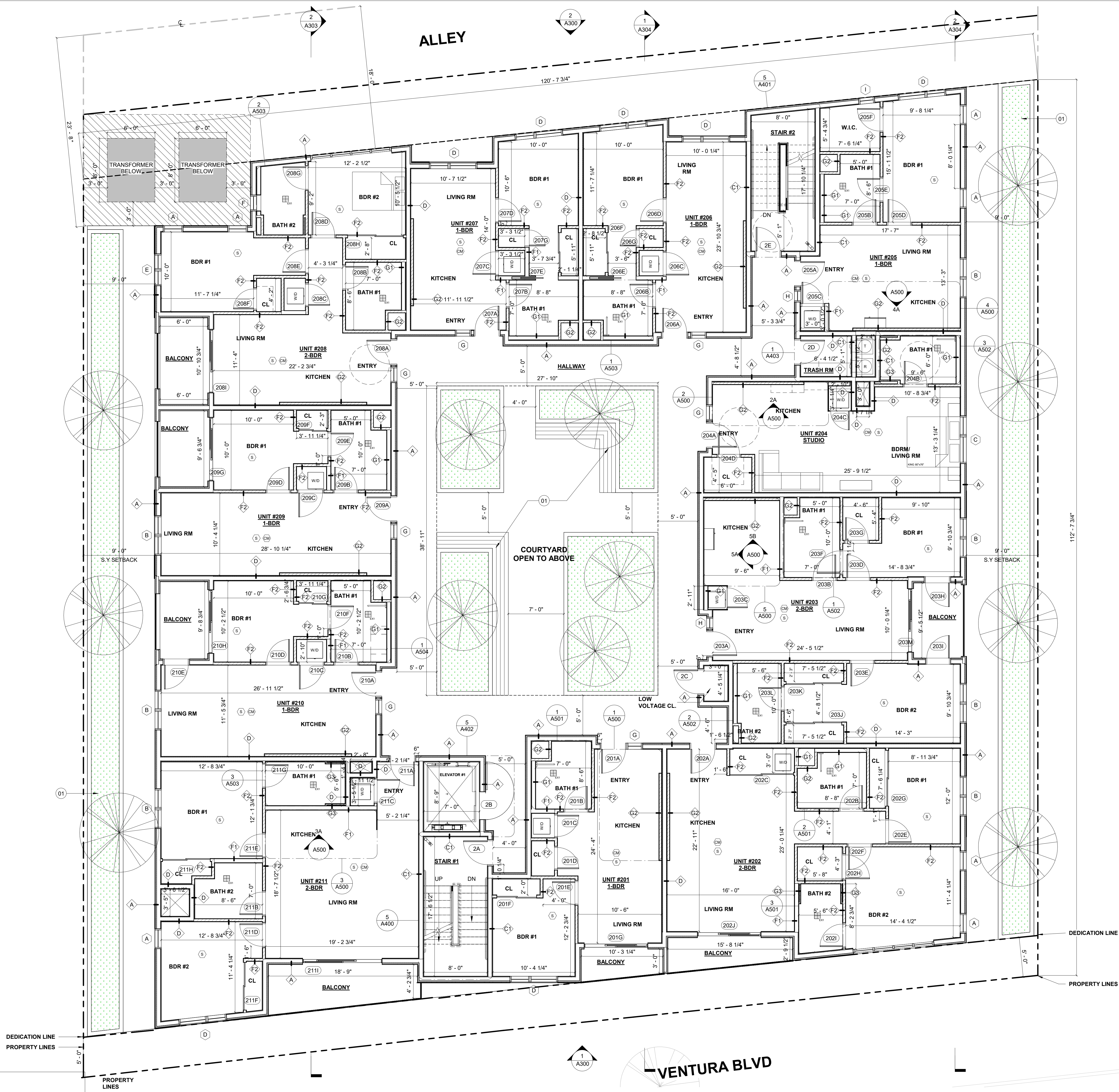


DRAWING TITLE
LOWER LEVEL PARKING
PLAN

A200

19923 VENTURA





KEYNOTES

01 LANDSCAPE SEE L101 FOR DETAILS

LEGEND

SHEET NOTES

1 SECOND FLOOR
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc. Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aarbrumer.com

STRUCTURAL:

CIVIL:

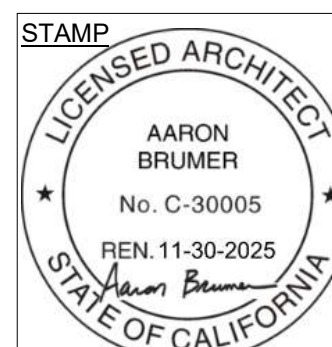
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
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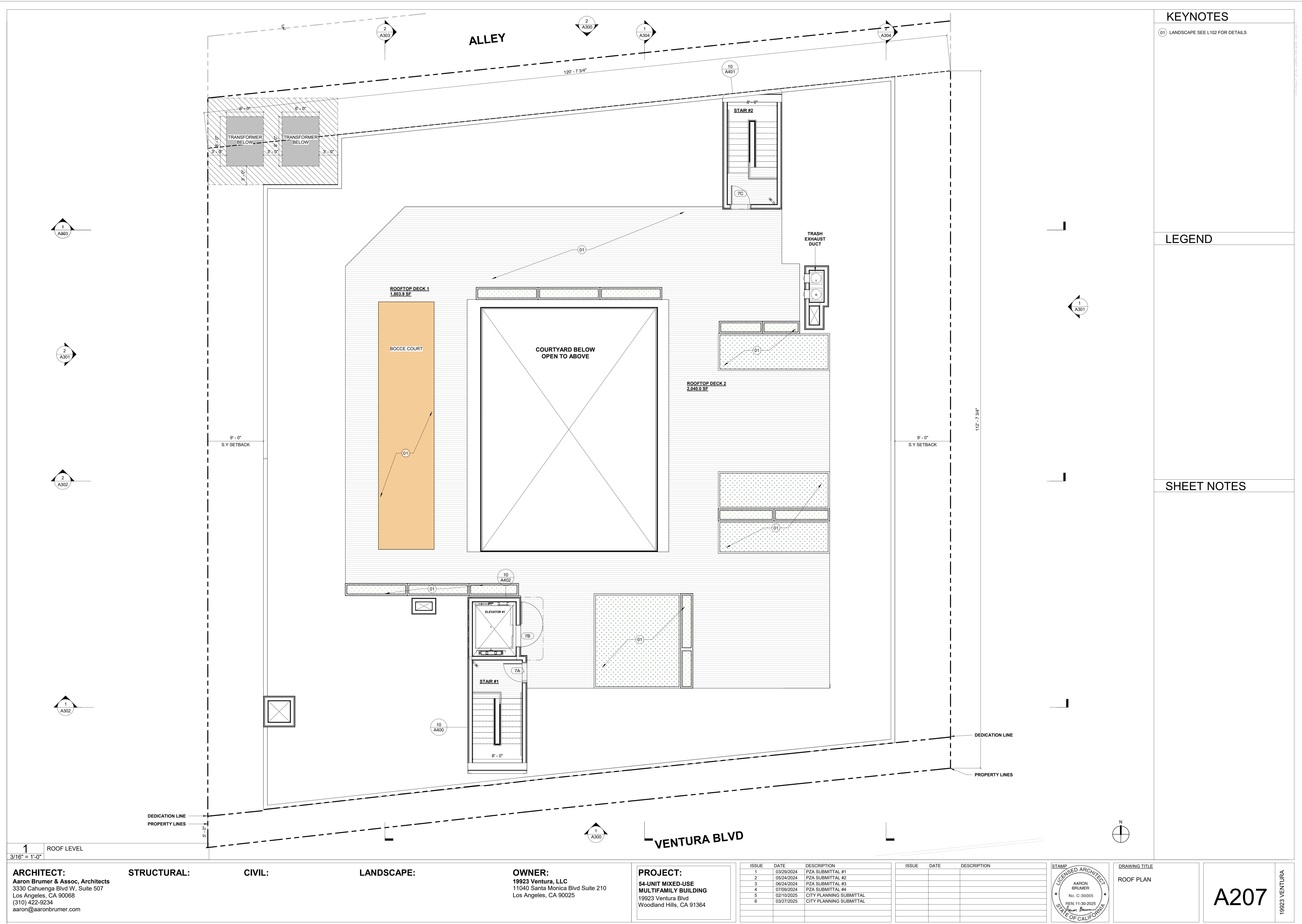
ISSUE	DATE	DESCRIPTION



DRAWING TITLE
SECOND FLOOR PLAN

A202

19923 VENTURA



KEYNOTES

(01) LANDSCAPE SEE L102 FOR DETAILS

LEGEND

SHEET NOTES

1
3/16" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aarbrumer.com

STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
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11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
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5	02/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

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DRAWING TITLE
ROOF PLAN

A207

19923 VENTURA

STU-1
SMOOTH HARD-TROWELED
STUCCO; STONE BLUE
ALBEDO APPROX: 70%

NW-31
TRESPA® METEON® NW31 WESTERN RED CEDAR
EXTERIOR WOOD-EFFECT WALL PANELS

CON-1
CONCRETE FINISH
ALBEDO APPROX: 70%

CON-2
CONCRETE FINISH
ALBEDO APPROX: 60%

FAS-1
CHARCOAL METAL FASCIA

WND-1
DARK BRONZE
ALUMINUM WINDOWS

* ALL BUILDING SIGNS MUST COMPLY WITH SECTION 8 OF
VENTURA-CAHUENGA BLVD CORRIDOR SPECIFIC PLAN



2

NORTH EXTERIOR ELEVATION

1/8" = 1'-0"



1

SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc. Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronbrumer.com

STRUCTURAL:

CIVIL:

LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
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6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON
BRUMER
No. C-30005
REN 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ELEVATIONS

A300

19923 VENTURA

- STU-1**
SMOOTH HARD-TROWELED
STUCCO, STONE BLUE
ALBEDO APPROX: 70%
- NW-31**
TRESPA® METEON® NW31 WESTERN RED CEDAR
EXTERIOR WOOD-EFFECT WALL PANELS
- CON-1**
CONCRETE FINISH
ALBEDO APPROX: 70%
- CON-2**
CONCRETE FINISH
ALBEDO APPROX: 60%
- FAS-1**
CHARCOAL METAL FASCIA
- WND-1**
DARK BRONZE
ALUMINUM WINDOWS

* ALL BUILDING SIGNS MUST COMPLY WITH SECTION 8 OF
VENTURA-CAHUENGA BLVD CORRIDOR SPECIFIC PLAN



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aarbrumer.com

STRUCTURAL:

CIVIL:

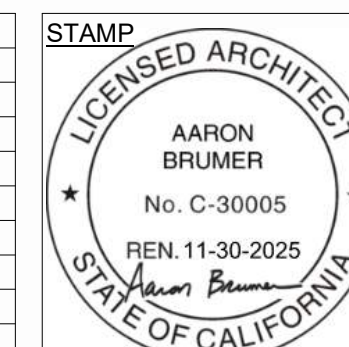
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
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DRAWING TITLE
ELEVATIONS

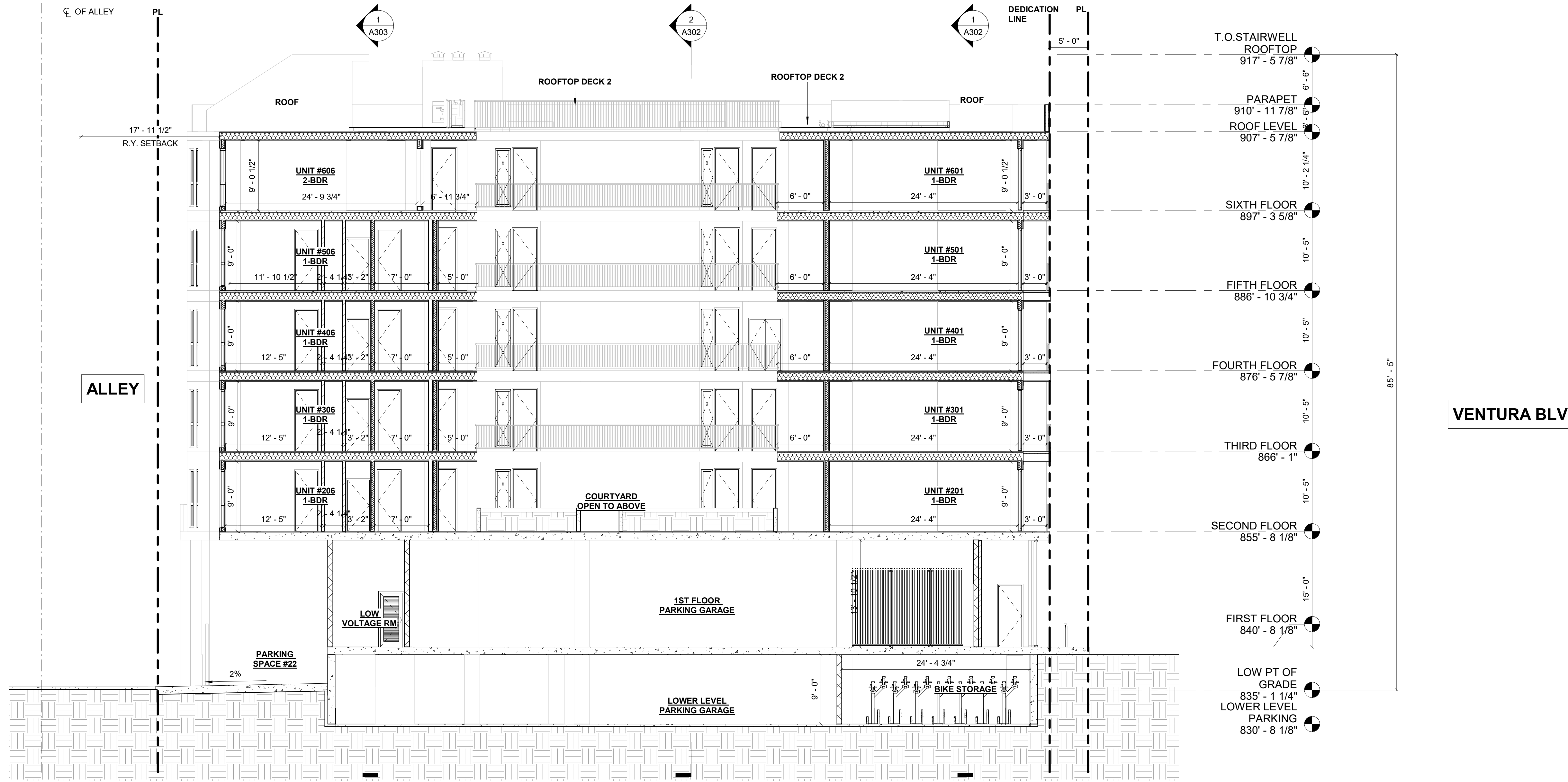
A301

19923 VENTURA

2 SECTION 6
1/8" = 1'-0"



1 SECTION 5
1/8" = 1'-0"



ARCHITECT:
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Los Angeles, CA 90068
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STRUCTURAL:

CIVIL:

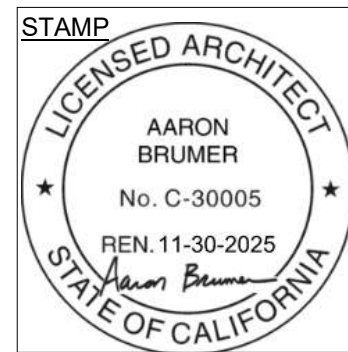
LANDSCAPE:

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PROJECT:
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6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
SECTIONS

A304

19923 VENTURA



ARCHITECT:
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Los Angeles, CA 90068
(310) 422-9234
aaron@aaronsbrumer.com

STRUCTURAL:

CIVIL:

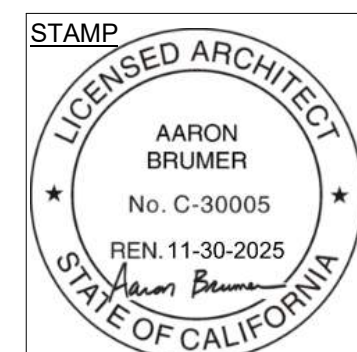
LANDSCAPE:

OWNER:
19923 Ventura, LLC
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Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
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19923 Ventura Blvd
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6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
SOUTH RENDERING

A800

19923 VENTURA



ARCHITECT:
Aaron Brumer & Assoc. Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronbrumer.com

STRUCTURAL:

CIVIL:

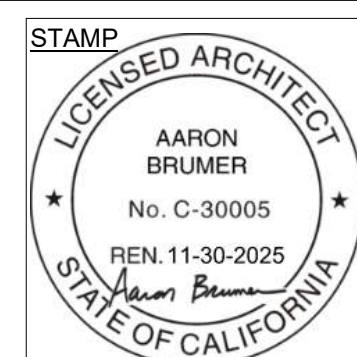
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

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6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
EAST RENDERING

A801

19923 VENTURA



ARCHITECT:
Aaron Brumer & Assoc. Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronbrumer.com

STRUCTURAL:

CIVIL:

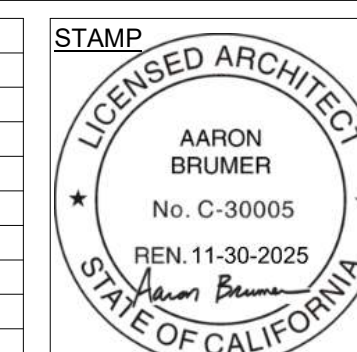
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

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5	02/10/2025	CITY PLANNING SUBMITTAL
6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
NORTH RENDERING

A802
19923 VENTURA



ARCHITECT:
Aaron Brumer & Assoc. Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronsbrumer.com

STRUCTURAL:

CIVIL:

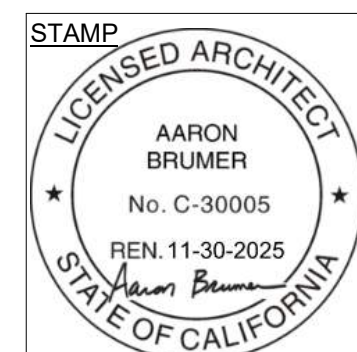
LANDSCAPE:

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
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6	03/27/2025	CITY PLANNING SUBMITTAL

ISSUE	DATE	DESCRIPTION



DRAWING TITLE
WEST RENDERING

A803

19923 VENTURA



ARCHITECT:
Aaron Brumer & Assoc. Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronsbrumer.com

STRUCTURAL:

CIVIL:

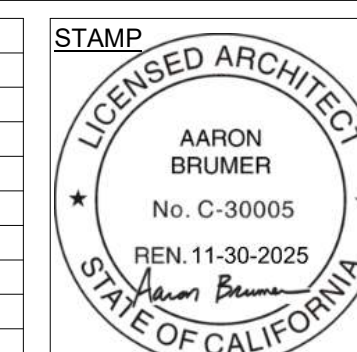
LANDSCAPE:

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Los Angeles, CA 90025

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5	02/10/2025	CITY PLANNING SUBMITTAL
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ISSUE	DATE	DESCRIPTION



DRAWING TITLE
SOUTHEAST RENDERING

A804

19923 VENTURA

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple	5	24" Box	M	multi-trunk
	Olea europaea 'Swan Hill' / Fruitless Olive	7	24" Box	L	
	Street trees per City of Los Angeles	1	36" Box	n/a	Per Woodland Hills Streetscape Plan
SHRUBS					
	Dodonaea viscosa 'Purpurea' / Purple Hop Bush @ 36" o.c.	x	15g	L	
	Echeveria 'Afterglow' / Afterglow Echeveria @ 30" o.c.	x	5g	L	
	Lavandula stoechas 'Anouk' / Spanish Lavender @ 18" o.c. = x plants	x	1g	L	
	Leptospermum scoparium 'Apple Blossom' / Manuka @ 48" o.c.	x	5g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 30" o.c.	x	5g	M	
	Polystichum munitum / Western swordfern @ 30" o.c.	x	5g	M	
GROUND COVER					
	Heuchera spp. 'Santa Ana Cardinal' / Coral bells x sf @ 18" o.c. = x plants	x	1g	M	
	Liriope muscari 'Majestic' / Majestic Lilyturf x sf @ 18" o.c. = x plants	x	1g	M	
	Lomandra longifolia 'Roma13' / Platinum Beauty x sf @ 24" o.c. = x plants	x	5g	L	
	Sedum spurium 'Voodoo' / Voodoo Stoncrop x sf @ 12" o.c.	x	flat	L	

AREA SUMMARY

TOTAL LOT AREA = APPROX. 14,484.9 SF

LANDSCAPE AREA OF PROJECT NOT INCLUDING PARKWAY = 2,432 SF

POTENTIAL LANDSCAPE AREA = 14,484.9 SF (TOTAL LOT) - 11,554 SF (BUILDING) = 2,930.9 SF

OUTDOOR COMMON OPEN SPACE PER LAMC 12.21 G.2. COMMON OPEN SPACE AREA PER PROVIDED PER ARCHITECT'S DRAWING = (2ND FL. COURTYARD) 1,082.1 SF + (ROOF) 3,843.8 SF = 4,925.9 SF

REQUIRED LANDSCAPE AREA OF COMMON OPEN SPACE = 1,234 SF (25% OF OPEN SPACE)

PROVIDED LANDSCAPE AREA OF COMMON OPEN SPACE = (2ND FL. COURTYARD) 518 SF + (ROOF) 724 SF = 1,242 SF (101% OF REQUIRED)

TREE PLANTING REQUIREMENT:
(1 TREE / 4 UNITS) REQUIRED = 54 UNITS / 4 = 14 TREES
TREES PROVIDED = 14 (100% OF REQ.)
(1) EXISTING STREET TREE
(1) NEW STREET TREE
(5) 2ND FL. COURTYARD
(7) 2ND FL. SIDE YARD

PROPOSED IRRIGATION SYSTEM:
1ST FLOOR LANDSCAPE = DRIP
2ND FLOOR LANDSCAPE = DRIP
ROOF LANDSCAPE = DRIP

WATER CONSERVATION FEATURES PROPOSED:
WEATHER BASED E.T. IRRIGATION CONTROLLER

VENTURA - CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN

FRONT YARD LANDSCAPE

REQUIRED: AT LEAST 60% OF ALL FRONT YARDS OR FRONT SETBACKS IN EXCESS OF 18" SHALL BE LANDSCAPED.

FRONT YARD SETBACK IN EXCESS OF 18" = 87 SF
60% x 87 SF = 52 SF
PROVIDED: 87 SF OF LANDSCAPE (167% OF REQUIRED)

5'-0" DEDICATION ARE NOT INCLUDED AS PART OF CALCULATION BUT WILL BE LANDSCAPED

THE APPLICANT SHALL MAINTAIN THE LANDSCAPE IN A GOOD, HEALTHY CONDITION BY PERFORMING DAILY MAINTENANCE, REMOVING TRASH, AND PLACING ANY DEAD PLANT MATERIALS, BROKEN IRRIGATION SPRINKLERS AND WATERING DEVICES. THE APPLICANT SHALL INSTALL AN AUTOMATIC IRRIGATION SYSTEM TO MAINTAIN ALL REQUIRED LANDSCAPING, PURSUANT TO SECTION 7.3.b OF THE SPECIFIC PLAN.

LANDSCAPE POINTS

PROJECT SQUARE FOOTAGE: APPROX 14,484.9 SF
REQUIRED POINTS: 15

36" BOX STREET TREES - 1 tree@3pt/tree 3
STRAIGHT LINE ACCESS TO BUILDING ENTRY 5
ON OR OFF-SITE RECYCLING ALL VEGETATIVE WASTE 5
USE OF LA CITY ORGANIC TOPGRO COMPOST 5
TOTAL POINTS 18



FIRST FLOOR LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

1ST FLOOR PLANT MATERIAL



1 FIRST FLOOR LANDSCAPE PLAN
1/8" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc. Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:
Courtland Studio, LLC
13351-D Riverside Dr. #445
Sherman Oaks, CA 91423
(818) 788-9382

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

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ISSUE	DATE	DESCRIPTION

STAMP

DRAWING TITLE
FIRST FLOOR
LANDSCAPE PLAN

L100

19923 VENTURA



SCALE: 1/8" = 1'-0"
WHEN PRINTED ON 30" X 42" PAPER.

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
TREES					
	Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple	5	24" Box	M	multi-trunk
	Olea europaea 'Swan Hill' / Fruitless Olive	7	24" Box	L	
	Street trees per City of Los Angeles	1	36" Box	n/a	
SHRUBS					
	Dodonaea viscosa 'Purpurea' / Purple Hop Bush @ 36" o.c.	x	15g	L	
	Echeveria 'Afterglow' / Afterglow Echeveria @ 30" o.c.	x	5g	L	
	Lavandula stoechas 'Anouk' / Spanish Lavender @ 18" o.c. = x plants	x	1g	L	
	Leptospermum scoparium 'Apple Blossom' / Manuka @ 48" o.c.	x	5g	M	
	Philodendron 'Xanadu' / Xanadu philodendron @ 30" o.c.	x	5g	M	
	Polystichum munitum / Western swordfern @ 30" o.c.	x	5g	M	
GROUND COVER					
	Heuchera spp. 'Santa Ana Cardinal' / Coral bells x sf @ 18" o.c. = x plants	x	1g	M	
	Liriope muscari 'Majestic' / Majestic Lilyturf x sf @ 18" o.c. = x plants	x	1g	M	
	Lomandra longifolia 'Roma13' / Platinum Beauty x sf @ 24" o.c. = x plants	x	5g	L	
	Sedum spurium 'Voodoo' / Voodoo Stonecrop x sf @ 12" o.c.	x	flat	L	

COURTYARD PLANT MATERIAL

TREE/SHRUBS

Acer palmatum 'Sango Kaku' / Coral Bark Japanese Maple

Philodendron 'Xanadu' / Xanadu philodendron

Polystichum munitum / Western swordfern

GROUND COVER

Heuchera 'Santa Ana Cardinal' / Santa Ana Cardinal Coral Bells

Liriope muscari 'Majestic' / Majestic Lilyturf

SIDEYARD PLANT MATERIAL

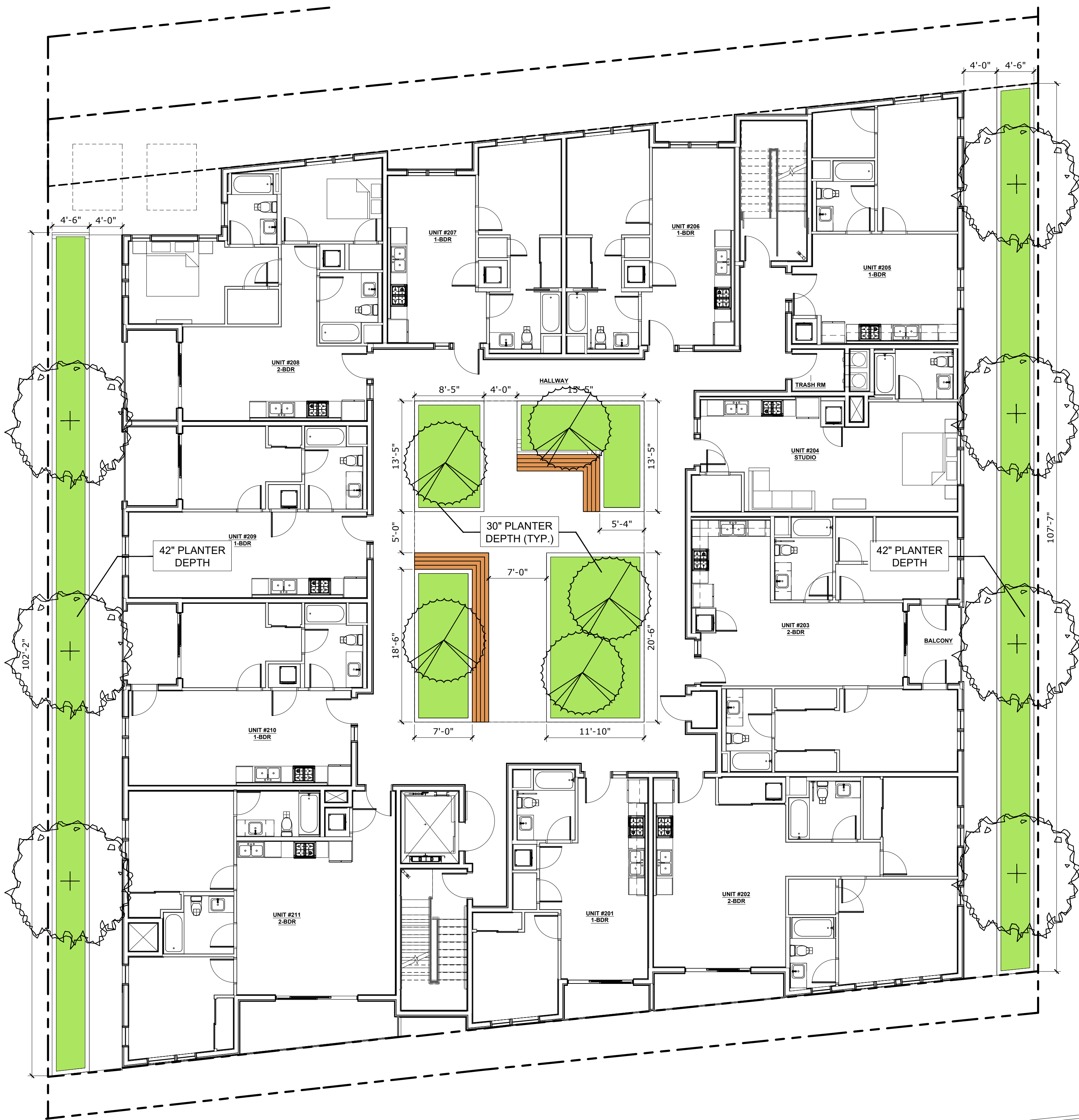
TREE/SHRUBS

Olea europaea 'Swan Hill' / Fruitless Olive

Dodonaea viscosa 'Purpurea' / Purple Hop Bush

Lavandula stoechas 'Anouk' / Spanish Lavender

Lomandra longifolia 'Roma 13' / Platinum Beauty Lomandra



2ND FLOOR LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

1 SECOND FLOOR LANDSCAPE PLAN
1/8" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 300
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:
Courtland Studio, LLC
13351-D Riverside Dr. #445
Sherman Oaks, CA 91423
(818) 788-9382

OWNER:
19923 Ventura, LLC
11040 Santa Monica Blvd Suite 210
Los Angeles, CA 90025

PROJECT:
54-UNIT MIXED-USE
MULTIFAMILY BUILDING
19923 Ventura Blvd
Woodland Hills, CA 91364

ISSUE	DATE	DESCRIPTION
1	07/26/2024	PZA SUBMITTAL

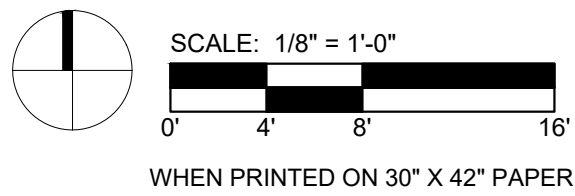
ISSUE	DATE	DESCRIPTION

STAMP

DRAWING TITLE
SECOND FLOOR
LANDSCAPE PLAN

L101

19923 VENTURA



COURT
LAND
STUDIO
ARCHITECTURE

COURTLAND STUDIO, LLC
13351-D Riverside Dr. #445
Sherman Oaks, CA 91423
P: 818-788-9382
F: 818-788-3217
Landscape Architect #909

GREEN ROOF

Symbol	Botanical Name/Common Name	Quantity	Size	Remarks
	Green Living Roof mix to include: Achillea filipendulina / L Asclepias californica / L Carex divulsa / L Chondropetalum tectorum / L Festuca glauca / L Juncus patens / L Sedum nussbaumerianum / L Sedum spectabile 'Autumn Joy' / L	516 sf	6" deep trays	contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com
	Permaloc Edging	100 lf		



ROOF LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

1	ROOF LANDSCAPE PLAN
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STRUCTURAL:

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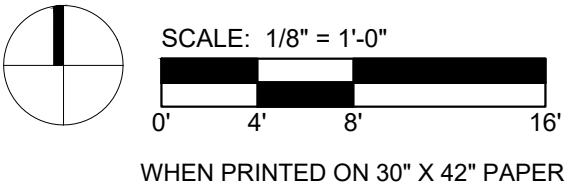
ISSUE	DATE	DESCRIPTION

STAMP

DRAWING TITLE
ROOF LANDSCAPE PLAN

L102

19923 VENTURA



LANDSCAPE
COURTLAND STUDIO
ARCHITECTURE
COURTLAND STUDIO, LLC
13351-D Riverside Dr. #445
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F: 818-788-9217
Landscape Architect #9091

Case Number:
CPC-2023-1254-VZC-HD-ZAD-ZAA;
CPC-2009-1477-CU-ZV-ZAA-SPR-PA1; VTT-84101-1A

March 25, 2025

Los Angeles City Planning Commission
cpc@lacity.org

Subject: Day of Hearing Submission for CPC Meeting Date March 27, 2025
(Chaminade High School North Campus Expansion)
Agenda Item No.s 8 – 10

Dear City Planning Commissioners,

I am a homeowner at 7842 Melba Avenue, West Hills. **I fully support the proposed North Campus Expansion project proposed by Chaminade High School. I believe the North Campus expansion is the highest and best use for this parcel of land and will provide a significant improvement to the existing land use.**

With regard to CPC-2009-1477-CU-ZV-ZAA-SPR-PA1, I urge the City Planning Commission to allow the continued use and operation of the existing High School in the A1 and RS zones and the expansion of the High School to the property located across the street (North Campus) *without any modification to the original Conditional Use grant* under Case No. CPC-2009-1477-CU-ZV-ZAA-SPR.

The issues raised by the West Hills Neighborhood Council that have prompted the proposed modified conditions of use are focused on the following issues:

- Noise
- Traffic
- Lighting

These issues have been raised by a small number of residents (less than 10), some of whom have moved away from California. The alarmist issues are simply fabrications without substance or merit. The motivation behind the objections is simply to block and delay the project at every turn.

Noise – the existing building tenants (Fields Market and Liquor Store) generates significant noise from the roof-mounted HVAC equipment. The North Campus expansion will not have any of that noise and in fact the parcel will be quiet all night and for most of the day. The noise from the existing tenants is present 24 hours a day.

It is unreasonable to exclude the marching band practice on the North Campus for a few hours during the week. The level of ambient noise along Saticoy and Woodlake from trucks, fire engines, and ambulances far exceeds the level of noise from a marching band. (Condition 11)

Case Number:

CPC-2023-1254-VZC-HD-ZAD-ZAA;

CPC-2009-1477-CU-ZV-ZAA-SPR-PA1; VTT-84101-1A

It is unreasonable to limit the hours of the aquatic center to 8 am on a weekday for the expectation of a loud “swim” practice early in the morning (6 am). Almost every high school in California has swim practice starting at 6 am. It will be difficult for Chaminade to attract a top talent swimming coach with such significant restrictions. (Condition 5)

Traffic – it is true that there is significant traffic congestion at the intersection of Saticoy and Woodlake between 7:50 am and 8:20 am, and less so, around 2:30 pm. As it stands, Chaminade has only one external drop off area on the south side of Saticoy. It makes no sense to restrict any and all school drop-off or pick-up on the North Campus and along the north side of Saticoy. In reality, providing a drop-off and pick-up from both the North Campus parking lot and along the north side of Saticoy would allow students to use the pedestrian bridge and ease the burden of the existing external drop-off area.

Additionally, Chaminade should have the ability to allow student drop-off and pick-up from the Aquatic Center parking lot since students could (feasibly) walk through the multi-use field and use the pedestrian bridge. (Condition 16).

Lighting – Chaminade plans to use the same focused flood lights they have implemented on the existing football field on the proposed North Campus multiuse athletic field. I have personally observed these lights and the light pollution outside of the designated area is negligible. As it stands, the existing facility and parking lot have all around lights that shine all night long and are visible at least one to two blocks away. These new floodlights will not be in use all night long so the light pollution will be significantly less for residents that abut the North Campus property in the north and east.

Conclusion:

The proposed Conditional Use modifications are overly restrictive and hamper the Chaminade School from the effective use of the North Campus proposed improvements.

Throughout this protracted application process, the Chaminade School has worked openly and closely with the West Hills Neighborhood Council to address any and all concerns from the surrounding residential community. The school has proven themselves to be a responsible and caring partner in the community.

Please allow the school to use the original Conditional Use guidelines and trust that they will adjust operating hours, facility use, and guidelines as needed, after the facility is in place and operating.

Sincerely,

Brian Todd