



**CRESPI  
CARMELITE**

**CRESPI CAMPUS MODERNIZATION**

*To better serve our students and community.*



**CRESPI CARM**

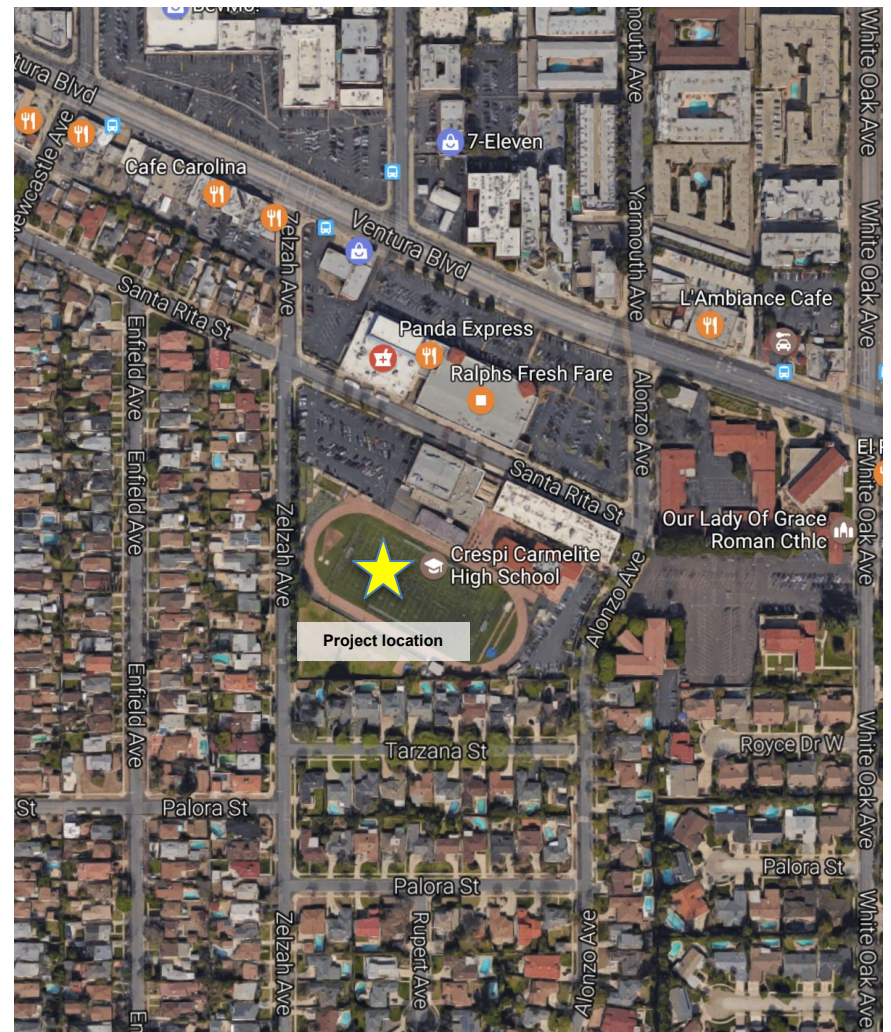
# The Crespi Heritage

Since 1959, Crespi Carmelite High School has called Encino its home; offering a holistic model of education emphasizing the spiritual, intellectual, moral, physical and social development of our students. Crespi students are young men who are taught to care about their communities, many of whom live in Encino.

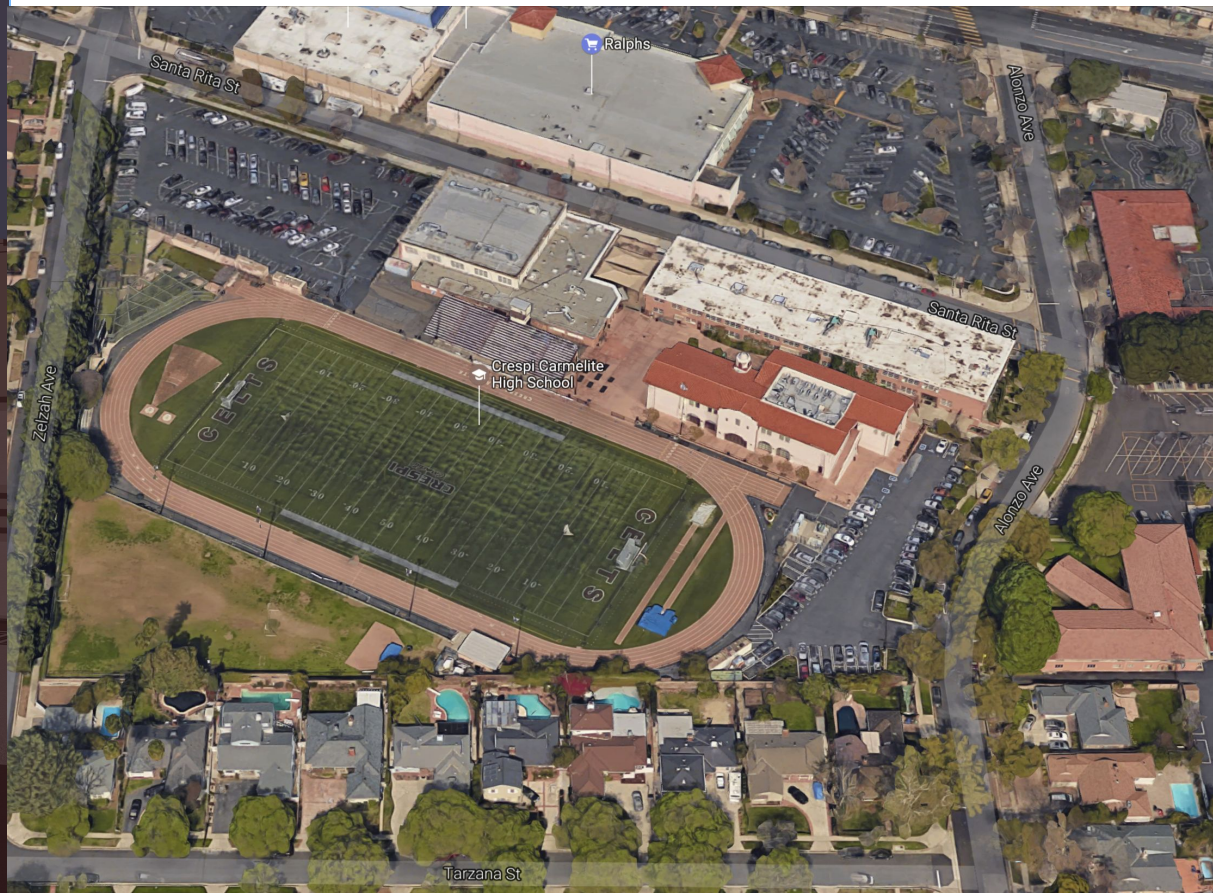


# Crespi: A History in Encino

- Crespi received its original CUP in 1957
- The Fine Arts Building was completed in 2008, fulfilling the last part of our original CUP
- Our Master Plan is designed to guide the next 50 years of development for our campus



# Crespi Carmelite High School



# Our Vision

*The Modernization of Crespi Carmelite High School*



The Master Plan is designed to serve our existing and future students. We **do not** intend to increase the enrollment cap.



Aerial view of campus after implementation of Master Plan, from Northwest corner of the campus.

# Our Vision

*The Modernization of Crespi  
Carmelite High School*

- Educational leadership and innovation to evolve and adapt our campus for the next generation
- Based on campus needs and aspirations to maintain our standards as a premier academic institution
- Continuing as a resource for the community and allowing for shared use of our meeting rooms, pool, and other facilities



# Planning the Future of our Campus With Community in Mind.

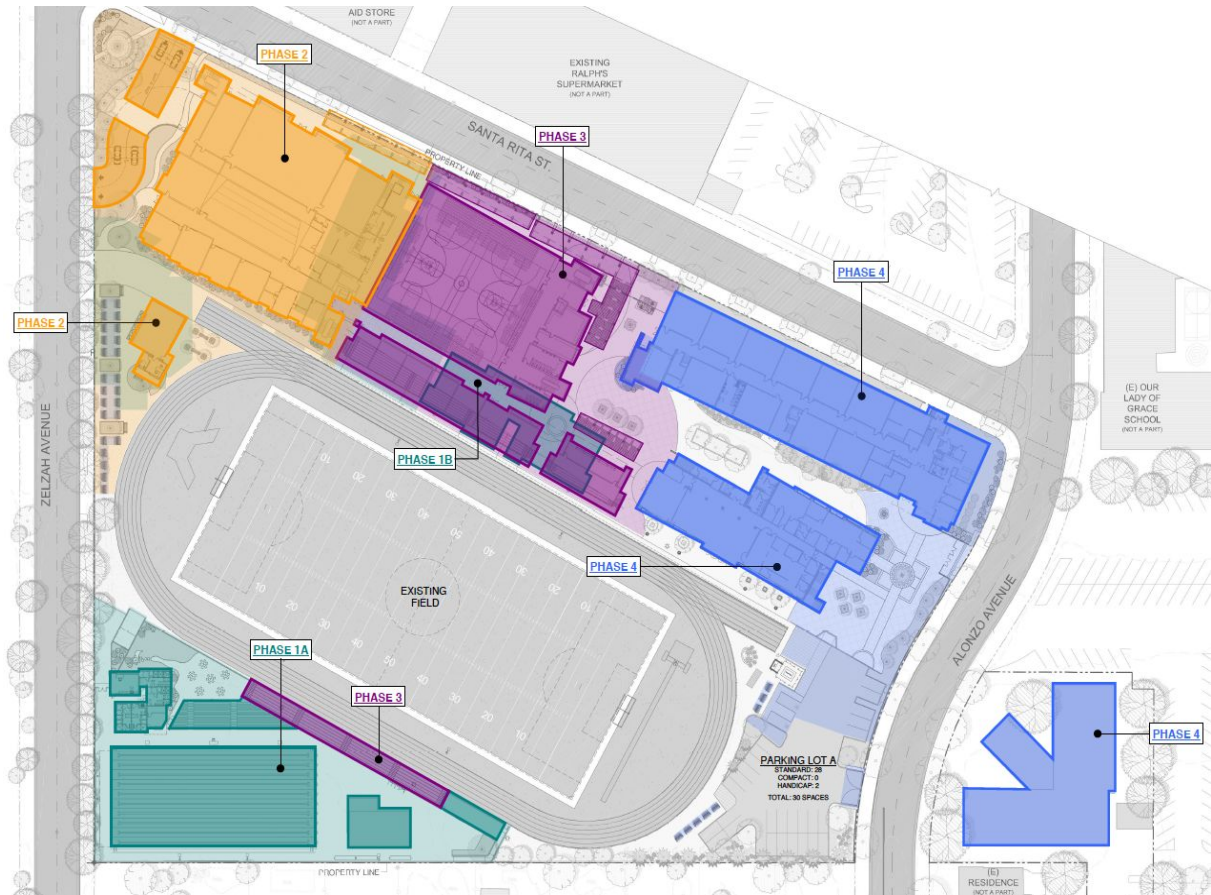


## Community Outreach

<b>October 18, 2016 &amp; October 19, 2016</b>	<b>Held one on one community briefings with most immediately impacted neighbors</b>
<b>October 24, 2016</b>	<b>Performed a community walk to adjacent households to speak with neighbors about the project or leave informational materials with contact information</b>
<b>December 6, 2016</b>	<b>Hosted a Crespi Neighborhood Open House and Campus Tour to inform neighbors about the project and receive feedback</b>
<b>Ongoing</b>	<b>Maintaining communication via</b> <ul style="list-style-type: none"><li>• Phone</li><li>• E-newsletter</li><li>• Blog</li></ul>

# Our Master Plan

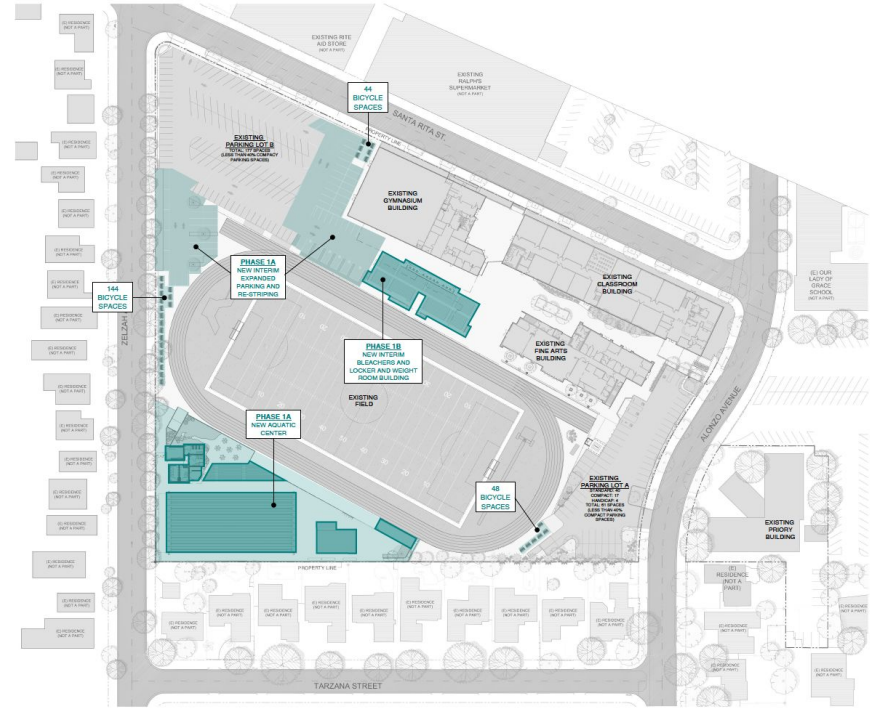
*The Master Plan will be implemented in phases to minimize impacts toward our neighbors.*





# Phase 1

An aquatics facility, frontage enhancements, landscape improvements, and new anti-glare lighting are slated for the first phase, while we work to raise funds to implement the remaining Master Plan components in later phases.



# State-of-the-Art Aquatic Center



Aquatic Center entrance on Zelzah Ave.



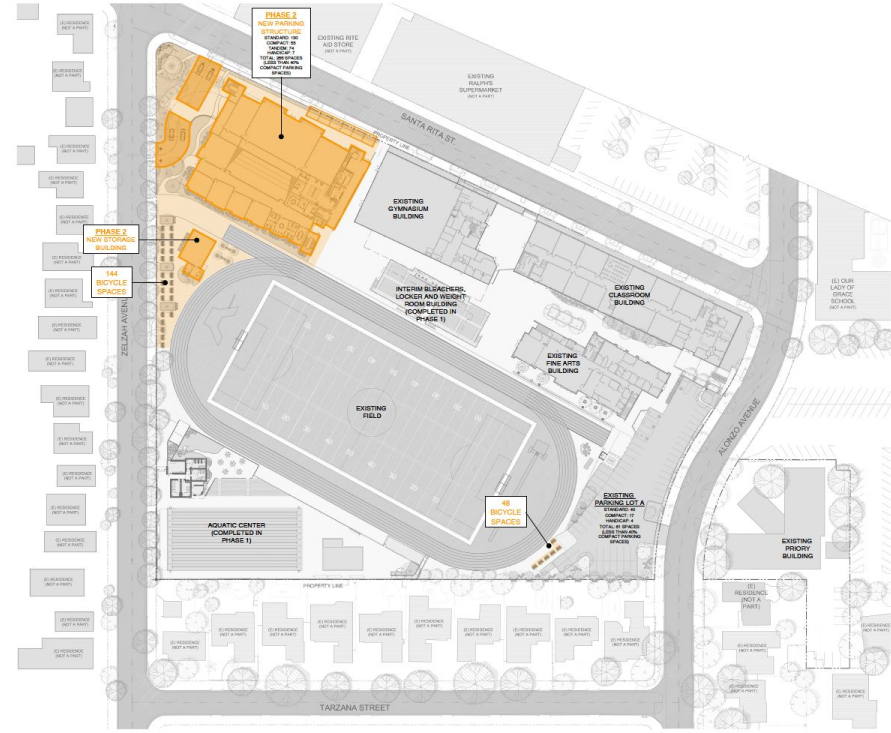
Aerial view from Zelzah Ave.

- Main Pool
  - Dimensions = 50.5 meters x 30 yards
  - Depth = 8 ft.
- Shallow Pool
  - Dimensions ≈ 28 ft. X 48 ft.
  - Depth = Graduates from 0-5 ft.

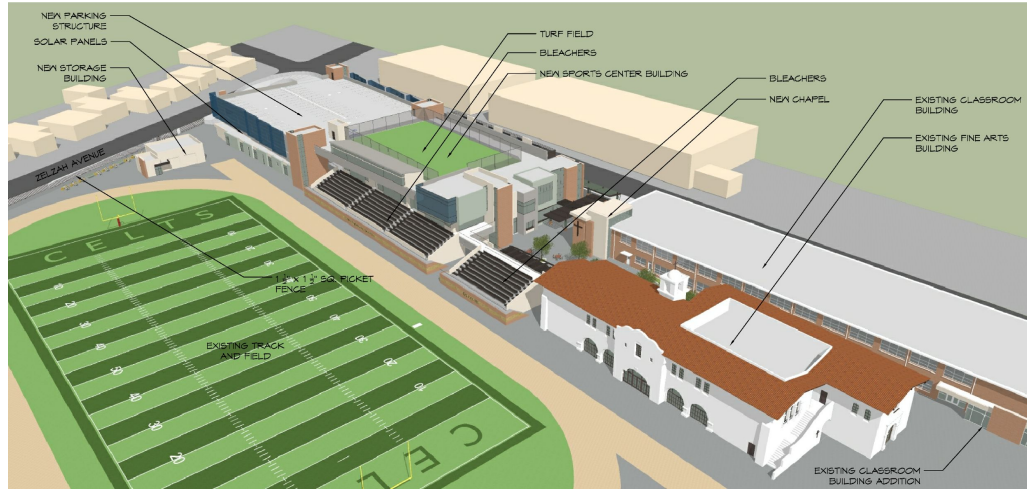


# Phase 2

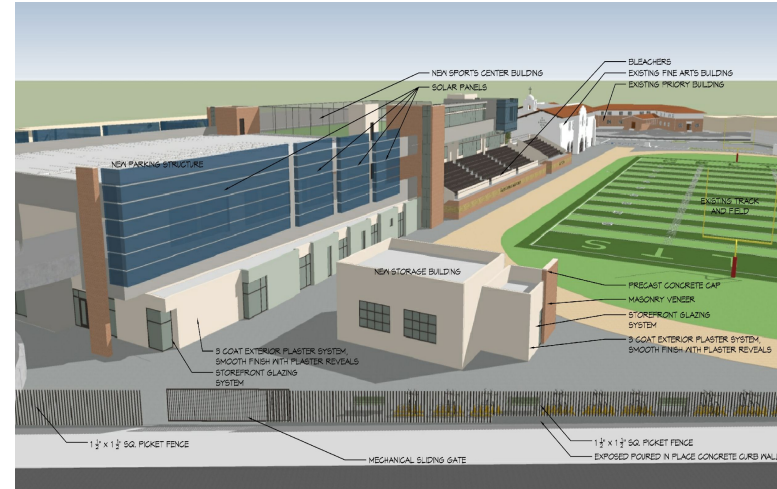
A new parking structure is planned to accommodate future parking needs. New laboratories are designed to support cutting-edge advances in the STEM (Science, Technology, Engineering and Mathematics) education of our students.



# Innovative Learning and Parking



Aerial view of campus.



View of parking structure and storage building, from Zelzah Ave.

- 2 levels of subterranean parking
- Ground level classrooms
- 2<sup>nd</sup> level and rooftop parking
- 266 total parking spaces
- Height is consistent with existing Fine Arts building
- Sustainable solar panel siding



# Parking Structure, Featuring Innovative Classroom Space

- Innovation lab
- STEM classroom
- Robotics lab
- Foreign language classrooms
- College counseling
- Additional offices and conference rooms
- Theatre/Lecture hall



Ground floor rendering of parking structure.



# Phase 3

Crespi is reinventing the high school gymnasium with the construction of a 21<sup>st</sup> Century Sports Center to better support our athletics program.



# Sports Center

- Innovative Sport Center, with rooftop turf field
- New basketball court and indoor bleachers
- New locker rooms
- Faculty fitness center
- Service kitchen
- 2<sup>nd</sup> level viewing area and administrative offices

## Football Field Upgrades

- New Visitor bleachers, with seating for 600
- New Home bleachers, with seating for 1,200
- Weight room and locker room

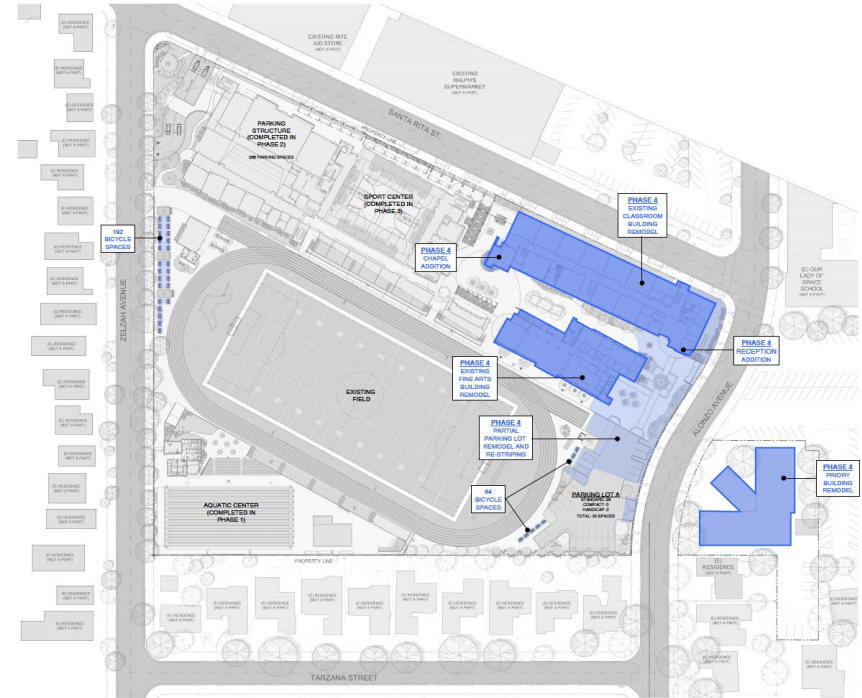


Exterior view of new Sports Complex, including rooftop turf field, viewing boxes, and bleachers.



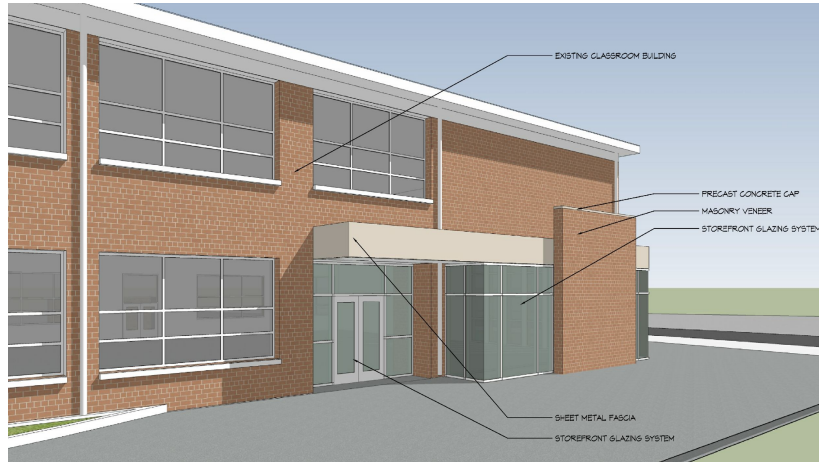
# Phase 4

Crespi strives for educational innovation, therefore future phases and interim measures will be around preserving existing buildings, modernizing classroom technology, and upgrading campus landscaping to better serve our students for generations to come.





# Upgrades to Existing Facilities



Exterior upgrades to existing classroom building.



Exterior upgrades to chapel and outdoor seating areas.

- Exterior enhancements of existing buildings
- Interior renovations and upgrades
- Updated landscaping



# Smart Traffic and Parking Management

- Our draft traffic study confirms there are **no significant traffic impacts**
- No changes in level of service are indicated at Ventura Blvd and Zelzah Ave
- Currently 70% of parking demand occurs on-site. After completion of Phase 2, 100% of the typical parking demand will be accommodated on campus
- Crespi is developing a Traffic Demand Management (TDM) Program to encourage community-minded and environmentally responsible transportation options, including:
  - Enhanced school bus service
  - Addition of bicycle stalls to encourage bicycle usage
  - Assistance with the formation of carpools for faculty and staff
  - Incentive-based student driver program and minimum vehicle occupancy requirements
  - Off-site overflow parking at Our Lady of Grace for large campus events



# Aesthetics and Landscaping

- 70% of total campus acreage is dedicated to open space
- The architectural design of proposed additions are consistent and complementary with existing structure styles
- Updated campus frontage and landscaping, including upgraded fencing and walls, is designed to maintain and enhance neighborhood aesthetics
- Crespi is requesting the removal and replacement of 6 street trees on the Southwest corner of Zelzah Ave
- We will continue to manage debris removal from existing street trees along campus boundaries and for our neighbors on Zelzah Ave

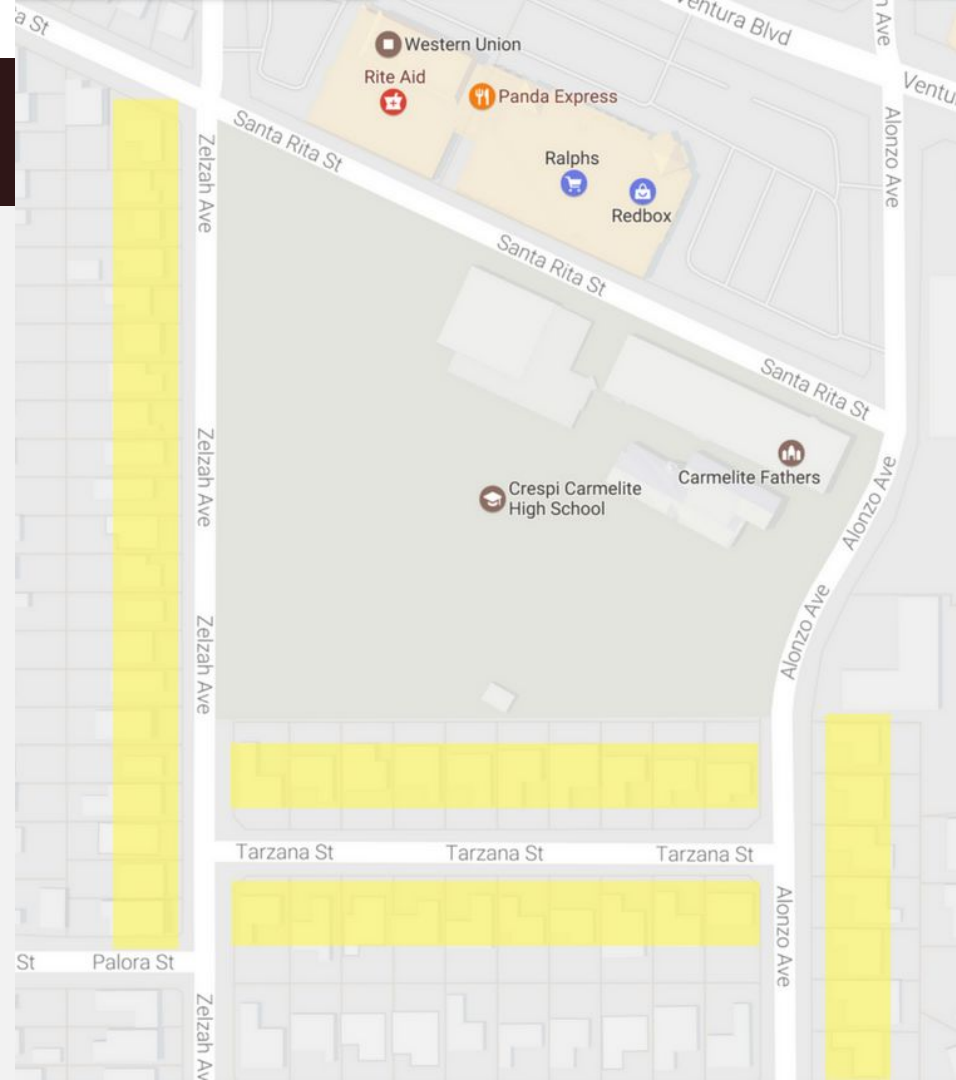


Rendering of landscaping selection.



# Crespi's Commitment to our Adjacent Neighbors and Community

- Crespi is dedicated to being a good neighbor, **offering meeting space for local community groups and regularly maintaining landscaping** beyond our campus boundaries
- We will continue to be a resource for the community and **allow for shared-use** of our meeting rooms, pool, and other facilities
- We will incorporate a **construction communications liaison** to provide neighbors with a live person to expediently respond to concerns or impacts
- Phase 1 includes **shielded, anti-glare lighting** to mitigate light impacts from athletic fields and the Aquatic Center
- We will require 3<sup>rd</sup> parties to **reduce PA volume** when leasing athletic fields
- Crespi will continue to enforce compliance with **neighborhood-sensitive best practices**



# Entitlement Requests

1. A Vesting Conditional Use Permit to permit a new Master Plan and phased development of the existing Crespi Carmelite High School campus. As part of the Conditional Use Permit, the High School requests

i. To allow building height up to 50 feet in lieu of the 36 feet allowed in the Baseline Mansionization Area for the new parking structure and sports center located along Santa Rita Street.

ii. To allow a varying side yard setback from 6' 10" to 14 feet along Santa Rita Street in lieu of the required 14 feet for portions of the parking structure.

iii. To allow a 10' 10" side yard setback for the swimming pool in the southern interior yard area in lieu of the required 14 feet.


iv. To allow a varying rear yard setback from 10' 10" to 25 feet for the Aquatic Center (swimming pool and the snack bar/locker room) in the rear yard area in lieu of the required 25 feet.

2. A Site Plan Review for a project that adds more than 50,000 square feet of non-residential Floor Area.

3. A Zone Variance to provide off-site parking at the Our Lady of Grace parking lot during construction of the new parking lot by lease in lieu of a recorded covenant.

**Project Is Not  
Within the Ventura  
Blvd Specific Plan  
Area**



A group of students is seated on tiered, modern-style seating in a library or study area. They are engaged in various activities, including reading and using laptops. The background is filled with bookshelves. The scene is dimly lit, with a dark overlay on the image.

# Thank You

For coming! Thoughts? Questions?  
Leave feedback at [crespimasterplan.org](https://crespimasterplan.org)